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SAN FRANCISCO PORT COMMISSION

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MINUTES

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Meeting of:
January 11, 1984

Next Meeting:
January 25, 1984

The San Francisco Port Commission met in regular session on this date at 10:00 A.M.

PRESENT: President Coleman, Commissioners Lau, Morrison
Rudden

ABSENT: Commissioner Herman

ALSO PRESENT: Jack Conrad, Acting Executive Director

The president asked for a motion to approve the minutes, it was moved and seconded, the minutes of the meeting of December 14, 1983 were unanimously approved.

Mr. Jack Conrad, as Acting Executive Director, in Mr. Gartland's absence, requested the Commission to put over Item 8 until the next regular meeting pending finalization of this item. It was so granted. Comm. Morrison stated that Assemblyman Agnos wished to make a statement on this matter; it was acknowledged that a letter had been received from his office to each of the Commission just prior to the meeting.

Mr. Conrad asked authorization of the Commission to transfer funds in the amount of \$1,237,500 from a fund originally budgeted for capital improvements to Piers 94/96 which are now needed to remove shed B at the Army Street Terminal. Comm. Morrison asked for an explanation for this transfer and further for the status of revenue bonds which Port had proposed selling. It was explained that this matter had been deferred because of the legislation which had been vetoed by the governor and would be rescheduled for July. Comm. Morrison requested staff provide the Commission with a report on Port's capital improvement program, monies available, how much has been spent, etc. Mr. Conrad indicated this would be coming to the Commission at the next meeting when the budget for 1984-85 is presented. Following this discussion, it was moved by Commissioner Morrison, seconded by Commissioner Rudden, approved unanimously.

Staff requested approval of a supplemental appropriation in the amount of \$4,095 to be paid members of the fire department under Prop. J which authorized a rate of time and one-half for holidays. It was so moved by Commissioner Morrison, seconded by Commissioner Lau, approved unanimously.

Item 6 - Commission was asked to approve the first amendment to the KSFO, Inc. lease which in essence modifies the lease to read as follows (reference to CPI on page 5) ".....for the San Francisco-Oakland Metropolitan Area Consumer Price Index (all items less shelter)" in place of "All Urban Consumers, San Francisco-Oakland, all items". After a brief clarification, it was so moved by Commissioner Morrison, seconded by Commissioner Rudden, approved unanimously.

Item 7 - Commission was asked to approve four subleases proposed by Harbor Carriers for operations which are currently ongoing. Discussion followed with testimony by David Pence, representing Crowley Maritime the holder of the master lease. Discussion followed regarding Port's policy on subleasing. Dep. City Attorney provided the Commission with a memorandum addressing Port's right to withhold consent to a tenant's sublease or assignment. Objection was made by Commissioner Morrison to revenue being paid to the lessee from the sublessee and not to the Port. City Attorney reiterated that this could not be a basis for withholding consent. That only in future leases would it be possible to include this provision. After further discussion concerning Port leasing policy requiring "the Port to receive any excess rent over rent paid to the Port and that received by the lessee from said sublessee", Comm. Morrison indicated that he would like the matter put over for two weeks for further consideration. Pres. Coleman so ordered.

Commissioner Lau asked staff to provide him with a brief overview identifying what number of long-term leases Port presently has, the length of each of these leases, the number of short-term leases, together with the standard period of each lease. Mr. Conrad stated in view of staff's involvement at the present time with the budget process, he would ask the entire matter of Harbor Carriers and the report for Commissioner Lau be put over until the second meeting of February. Pres. Coleman assented to this request.

Item 9 - Approval of License and Lease Nos. 10770-71-72-73 was requested and granted by a motion of Commissioner Morrison, seconded by Commissioner Lau.

Engineering

Item 10 - Staff requested the Commission to authorize acceptance of work and final payment to W.G. Thompson under contract no. 2512-1 and to J. Wm. Sorenson, Inc. under contract no. 2512-2. Both contracts encompassed the painting and waterproofing of Pier 1 thru 5, Piers 19 and 23, and Piers 29 thru 31. It was moved by Commissioner Rudden, seconded by Commissioner Lau, approved unanimously.

Item 12 - Approval of non-exclusive management agreement between the Port and Marine Terminals was requested. Commissioner Morrison suggested a minor clarification in language on page 6 and conditioned upon that change, made a motion to approve, which was unanimously approved.

New Business

Commissioner Morrison introduced a resolution endorsing proposals to extend the Peninsula railway commute line to a downtown terminal and asked the Commission set a future meeting for public hearing of this matter. Staff informed the Commission that representatives of Cal Trans are scheduled to appear before the Commission on the proposal within the next month.

Dr. Coleman briefly summarized the activities of the last few months, highlighting those items which the Commission has dealt with, such as Pier 80, rail service, funding for the breakwater, as well as competitive use agreements with shipping lines.

Commissioner Rudden made a motion commending the staff and the Director which was unanimously passed.

There being no further business, meeting was adjourned at 11:10 A.M.

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SAN FRANCISCO PORT COMMISSION

MINUTES

Meeting of:
January 25, 1984

Next Meeting:
February 8, 1984

The San Francisco Port Commission met in regular session on this date at 10:00 A.M.

PRESENT: Dr. Arthur Coleman, Pres.
James J. Rudden, Vice Pres.
Commissioner James R. Herman
Commissioner Gordon Lau
Commissioner Jack Morrison

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ABSENT: None

ALSO PRESENT: Eugene L. Gartland, Director

The minutes of the last meeting were approved unanimously. Pres. Coleman presented an award of merit to Robert Raudso of the Engineering Department in recognition of his assistance to the Fire Department. Mr. Raudso accepted on behalf of all the Port employees who had participated in this effort.

Mr. Burch Bachtold, district director of CalTrans, presented a plan for Caltrain extension into downtown San Francisco and construction of a new Southern Pacific passenger depot behind the Transbay Terminal, and sought the support of the Port Commission towards this effort.

Commissioner Morrison said preservation of Southern Pacific passenger service is "crucial to rail service to the port". Director Gartland indicated that discussions are going on between SP and the Port regarding direct rail service, and emphasized a need for increased tonnage to get this rail service. He also stated his hope to get the increased tonnage by improving Pier 80 so as to handle containerized cargo. Discussion followed regarding whether an expenditure of \$15 million planned for Pier 80 improvement will delay development of Pier 90 and 92. It was agreed to move forward with Pier 80 shed removal and repaving.

Pres. Coleman thanked Mr. Bachtold for his informative presentation and stated that Item 7 - consideration of a sublease of Pier 70 to Air Exec Inc. - would be put over for two weeks pending finalization of the negotiation. A committee of Potrero Hill residents and business people asked permission to present information concerning this matter. Pres. Coleman advised Father Peter Samon, pastor of St. Teresa's parish in the Potrero, that his committee could make a presentation but ~~to be aware that it would be necessary to testify again~~ when the matter is formally considered by the Commission for the information to be evaluated. The committee addressed the Commission on the concerns of noise pollution, lowered real estate values, related safety hazards.

This matter will be continued over until the next regular meeting in February.

Mr. Gartland reported on meetings with Union Pacific and Santa Fe concerning rail equalization, with Southern Pacific on rail service, and development of an intermodal container transfer facility. Staff has been working with members of Triumph Marketing in this endeavor and will report on their progress to the Commission. The Commission was advised that Speaker Willie Brown has offered his assistance in obtaining funding for Port's breakwater. In other areas, Commission was informed of meetings with Redevelopment Agency regarding its South Beach marina project and specifically of staff's recommendation on relocation payments. Mr. Gartland indicated he advised the Agency of our willingness to apply to BCDC either singly or jointly for permits, clearly stating negotiations are still in progress on the relocation matter.

The Commission briefly discussed the request of Continental Development Corporation to receive an additional nine months extension on the Ferry Building Disposition and Development Agreement; this issue will be continued for consideration at a future meeting. The President expressed his concern about continued loss of revenue by the Port because of this project's delays, cautioning staff to give this matter a high priority for response. Mr. Gartland assured the Commission that staff would respond in a timely manner to Continental's memorandum with a recommendation to the Commission.

Finance and Administration -

Commission approved refunds and allowances in the amount of \$193,979 on motion by Commissioner Morrison, seconded by Commissioner Rudden, approved unanimously.

License and lease nos. 10775-10777 were approved by motion of Commissioner Morrison, seconded by Commissioner Lau, approved unanimously.

Commission was asked to approve the operating budget for fiscal year 1984-85; discussion followed specifically in reference to time constraints imposed by City Controller requiring submission of the budget one month earlier than anticipated. Staff stated that in the future budget preparation will begin October 1, with a two-month process, and submission to the Commission in December in rough draft, and final review by the Commission in January, in time for February 1 deadline to the Controller.

Discussion followed regarding declining maritime revenues and the use of revenue-sharing as an incentive to increasing cargo tonnage. In response to Commissioner Morrison, staff stated the formula used by the Port is the one preferred by the carrier. Further, it was emphasized that Port must increase its tonnage in order to have rail service, therefore it behooves us to be competitive in order to get the volume.

Commission next considered the management by objectives program and the lack of a performance reporting system by which to measure staff's efforts, ideally on a quarterly basis. It was noted that a quarterly performance report is submitted to the Mayor and this will be submitted to the Commission for review.

Further discussion followed on the proposed advertising budget for 84-85. Mr. Stone indicated the number and type of publications in which the Port advertises, as well as the possibility of a change in format for the Wharfside, adding a two-page insert, and a color cover. This change is the result of a critique done by the Chamber of Commerce Port committee which suggested changes in lay-out and design, and reader appeal.

The matter of quarterly reporting of City Attorney's budget hours was discussed; a breakdown of names and hours charged was provided to the Commission. Mr. Gartland requested Commission to allow City Attorney to increase her budget to include the services of a para-legal for the next year, which provision would greatly ensure a better use of our attorneys' time on priority matters.

At the conclusion of this discussion, Commissioner Morrison asked Mr. Kiisk to expand on the capital improvement budget expenditure of \$15 million for Pier 80's expansion. Following this discussion, Commission moved its approval of a \$26.8 million operating budget for fiscal year 1984-85 as amended by unanimous vote.

Engineering -

Commission was asked to approve a modification to the scope of services in the existing contract with Vickerman, Zachary and Miller to reflect an emphasis on modernizing Pier 80. It was moved by Commissioner Lau, seconded by Commissioner Rudden and passed unanimously.

Commission was next asked to approve award of contract to demolish Shed "B" at Pier 80 to the firm of Ferma Corporation in the amount of \$159,000. This award was approved contingent upon review and approval of the Human Rights Commission by unanimous vote, moved by Commissioner Rudden, seconded by Commissioner Lau.

Commercial Property -

Commission was requested to approve the dates of September 27, 28, 29, and 30 for the celebration of the Second Annual Festa Italiana at Fisherman's Wharf; it was so moved, and seconded and approved unanimously.

The Commission withdrew into executive session. At the conclusion, there being no further business, the Commission meeting was adjourned at 12:30 p.m.

SAN FRANCISCO PORT COMMISSION

MINUTES
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MAR 21 1984

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Meeting of:
February 8, 1984

Next Meeting:
February 22, 1984

The San Francisco Port Commission met in regular session on this date at 10:00 a.m.

PRESENT: Commissioner James J. Rudden, Acting President
Commissioners Jack Morrison and Gordon Lau

ABSENT: Commissioners Arthur H. Coleman and James R. Herman
Eugene L. Gartland, Executive Director

ALSO PRESENT: Ronald Stone, Acting Executive Director
Benjamin Kutnick, Acting Dir. of Finance & Administration
Vello Kiisk, Chief Harbor Engineer
Angela Karikas, Deputy City Attorney
Randall Rossi, Environmental Coordinator

Comm. Rudden announced that Dr. Coleman was out of town traveling on behalf of the Port.

The minutes of the January 25, 1984 meeting were unanimously approved.

Executive Director's Report - Mr. Stone recommended putting over item #5, Air Exec Lease, for another two weeks because staff had not yet received an agreement from Mr. Fred Noonan for release of the property. Comm. Morrison moved approval, seconded by Comm. Lau and was unanimously approved.

Mr. Stone next introduced the Port's new Sales and Marketing Manager, Mr. Terry Hamid, who was then welcomed by the Commission.

Mr. Stone reported that he and the Executive Director attended an American Association of Port Authorities Seminar last week in New Orleans pertaining to pricing operations. It proved to be very informative and gave them many new insights about what the Port's competition is doing. They also met with Mr. Amos, President of Lykes Bros., which has purchased four Hapag ships, and they expect to have these ships in service by the end of June or early July this year. They anticipate going into a weekly service which would mean at least a doubling of the Port's container tonnage through Lykes Bros.

He then informed the Commission about a mill strike in Canada thereby shutting down paper operations for at least three weeks to three months; this is due to a labor dispute over a contract.

Mr. Stone next requested approval of an amendment to the Use Agreement with National Galleon. He stated that the Secretary of the Federal Maritime Commission disapproved the Use Agreement because of a "tying" provision which states that if National Galleon were to leave the Port, they would have to repay all of the tariff revenue that had been shared. Therefore, he requested deleting this language and substituting the language contained in the Port of Oakland Use Agreements. Comm. Morrison moved approval, seconded by Comm. Lau and was approved unanimously.

In closing, Mr. Stone requested approval to purchase new lighting for Pier 80. This is pursuant to the previously approved modification to Pier 80 for the removal of Shed B, which is also the main lighting support for the terminal. Mr. Kiisk estimated the cost for this new lighting at \$250,000 and requested permission to advertise for bids. Comm. Morrison moved approval, seconded by Comm. Lau and was approved unanimously.

Finance & Administration - Mr. Kutnick requested approval of Licenses and Leases Nos. 10778 and 10779. Comm. Morrison moved approval, seconded by Comm. Lau and was unanimously approved.

Mr. Kutnick next requested approval of the terms of a proposed sublease at 400 Jefferson Street. Following a brief discussion, Comm. Rudden recommended continuing the matter to the next meeting so that our legal counsel could review the Port's leasing policy. This was pursuant to Comm. Morrison's concern that the Port should not depart from its current leasing policy with respect to rate of return to the Port.

Mr. Kutnick then requested approval to enter into a maintenance services contract with MICD Holding Corporation to maintain the Port's Reality computer system in the amount of \$11,000. Comm. Morrison moved approval, seconded by Comm. Lau and passed unanimously.

Engineering - Mr. Kiisk requested approval of work completed and authorizing final payment to the contractor for the drydocking and overhauling of the Port's Fireboat "Phoenix" and Tugboat "Frank G. White". Comm. Lau moved approval, seconded by Comm. Morrison and passed unanimously.

Mr. Kiisk further requested approval to declare an emergency and authorize an expenditure not to exceed \$8,500 for the removal and disposal of transformers containing PCB at Pier 70. Comm. Lau moved approval, seconded by Comm. Morrison and passed unanimously.

Maritime - Mr. Stone requested approval of a first amendment to the lease with SFW Corporation which would defer the start-up credit date of the lease two months. Comm. Morrison stated that he had no objection to this amendment but wanted to restate his feeling that turning over the use of Pier 50 to ship repair rather than maritime was a major blunder on the part of the Port. He then moved approval, seconded by Comm. Lau and passed unanimously.

New Business - Informational Item - I-280 Study - Dr. Rossi requested to defer his presentation due to the fact that the Federal Environmental Statement for the I-280 Study had not yet been released. He will make his presentation upon receipt of this Statement.

There being no further business, the meeting was adjourned at 10:25 a.m.



SAN FRANCISCO PORT COMMISSION

MINUTES

Meeting of:
February 22, 1984

Next Meeting:
March 14, 1984

The San Francisco Port Commission met in regular session on this date at 9:00 a.m.

PRESENT: President Arthur Coleman
Vice Pres. James J. Rudden
Commissioner James R. Herman
Commissioner Gordon Lau

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ABSENT: None

ALSO PRESENT: Eugene L. Gartland, Executive Director
Jack Conrad, Director, Finance
Vello Kiisk, Chief Harbor Engineer

The minutes of the February 8, 1984 meeting were unanimously approved.

Executive Director's Report - Item 10 on the agenda - a request to approve subleasing at Pier 70 to Air Exec. Inc. - was tabled by unanimous vote of the Commission. Mr. Gartland announced that a new line would be calling at San Francisco, P.V. Christensen steamship line, beginning next week. They will be operating four ships, carrying newsprint out of Finland and Denmark. Commission authorized the Executive Director to proceed with the Ferry Building tower refurbishing and painting. Mr. Gartland informed the Commission of damage to Pier 94 by a vessel which necessitates closing of the terminal for three months; he requested approval to enter into a contract for emergency repair of the pilings and deck in the amount of \$250,000. Commission unanimously approved the emergency declaration.

Mr. Gartland then informed the Commission of the need for repair or replacement of the boiler for Dredger No. 4 due to a breakdown; and stated that alternatives were being examined to replace the boiler.

Mr. Gartland announced that Southern Pacific would extend rate equalization indefinitely on international cargoes in San Francisco, so all the railroads have conceded on the issue of rate equalization. Discussions continue with Southern Pacific on the matter of furnishing rail service to Pier 94-96.

Finance & Administration - Mr. Conrad asked Commission for approval of refunds and allowances in the amount of \$42,959; it was moved by Commissioner Rudden, seconded by Commissioner Lau, approved unanimously.

The Commission was next requested to approve license and lease nos. 10780-10785 - Mr. Conrad explained that in the case of item lic. 10785, (since credit verification was still pending) any approval of this license be conditioned upon such verification. With that explanation, Commission passed approval unanimously.

Commission was next to approve a lease for SWL Lot 328 - as advertised in bid package for subject property. Only one response was received, although various interested parties had been sent the package. JMC Associates, as the sole respondent, submitted a minimum bid, and also an alternate proposal regarding the recapture by the Port. Following discussion, it was moved by Commissioner Herman, seconded by Commissioner Lau, and passed unanimously to award the lease to JMC Associates, as originally proposed.

Commission was requested to approve a second amendment to Pier 33, Inc. lease - Mr. Conrad explained this amendment would allow for a third floor to be built and new minimum rent of \$2,795 per month. Comm. Lau asked for an explanation of the first amendment to this lease, and inquired from the lessee what square footage rental he was anticipating. Following this exchange, it was moved by Commissioner Herman, seconded by Commissioner Lau, passed unanimously to approve this second amendment.

Commission was asked to approve an amendment to the budget for fiscal year 1984-85 of \$31,338 reduction to reflect certain changes in maintenance department and Health Service and Retirees' subsidies. It was moved by Commissioner Lau, seconded by Commissioner Herman, passed unanimously.

Mr. Conrad asked the Commission to postpone discussion of Item 9 - terms of sublease for 400 Jefferson Street - until the next meeting of March 14, 1984; and it was ordered.

Item 10 - Tabled for further notice.

Item 11 - Commission was requested to approve the award of contract for consulting services to Keyser Marston Associates Inc. for Pier 45 and Hyde Street Pier development contingent upon receipt of a detailed work scope. It was moved by Commissioner Rudden, seconded by Commissioner Herman, passed unanimously.

Item 12 - Commission was requested to authorize staff to solicit consulting assistance for bid package for Pier 1½, 3 and 5 development. It was moved by Commissioner Rudden, seconded by Commissioner Lau, passed unanimously.

Engineering -

Item 13 - Mr. Kiisk reiterated Mr. Gartland's explanation of the leaking boiler of Dredger No. 4, asking the Commission to declare an emergency and approve payment in the amount of \$3820.70 for emergency inspection services. It was moved by Commissioner Herman, seconded by Commissioner Rudden, passed unanimously.

Commissioner Lau suggested that in the future staff should endeavor to stay within the original intent of the lease in matters of assignment, and also to be certain that the Port gets the fair and equitable rental.

There being no further business, the meeting adjourned at 10:43 a.m.

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SAN FRANCISCO PORT COMMISSION

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APR 5 1984

MINUTES

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Meeting of:
March 14, 1984

Next Meeting:
March 28, 1984

The San Francisco Port Commission met in regular session on this date at 10:00 a.m.

PRESENT: President Arthur H. Coleman
Vice President James J. Rudden
Anne Halsted
Gordon Lau

ABSENT: James R. Herman

ALSO PRESENT : Eugene L. Gartland, Executive Director
Jack Conrad, Director, Finance
Ronald Stone, Director, Maritime

President Coleman stated, as a first order of business, that he wished to commemorate by resolution the service and dedication of former Port Commissioner Jack Morrison who completed over seven years serving in this capacity. It was the unanimous decision of the Commission to present Mr. Morrison with an appropriate memento and resolution.

Commissioner Anne Halsted was welcomed to the Port by Dr. Coleman. Ms. Halsted was sworn in by Mayor Feinstein on March 8 as the newest member of the Port Commission.

The minutes of the meeting of February 22, 1984 were unanimously approved.

Executive Director's Report - Mr. Gartland asked that the Commission postpone consideration of Item 8 - adoption of a policy on street performances in the Fisherman's Wharf. Mr. Gartland explained that merchants in the area and the Police Department have complaints regarding the traffic hazards in this area due to the presence of these performances. The Commission will hear this matter at its next meeting.

Mr. Gartland reported a request by Crowley Maritime Corp. to transfer a license from Gold Coast Cruises, Inc. to Harbor Carriers, Inc. This matter was not on the agenda and therefore the Commission will postpone any action on this until the meeting of March 28.

The Commission was asked to approve submission of two resolutions to the Board of Supervisors which would allow the Port to contract for services under Prop. J both for advertising and security services. The Commission approved by motion of Commissioner Lau, seconded by Commissioner Halsted, passed unanimously.

Mr. Gartland next asked the Commission to adopt a resolution in support of the revenue cutter CALIFORNIAN which is now being built and will be a unique training vessel, modeled on an old revenue cutter which had served the coast of California. This vessel will represent the State of California during the 1984 Olympics. The Commission passed an unanimous vote in support of this vessel.

The Commission was advised of an impending problem with the Pier 94-96 drill track which Port had planned to correct within the next few months. After meeting with the management of Clean Water Project, Port was advised it was their intention to close this site for major construction in the area of Quint and Third Street. We have advised Southern Pacific and Clean Water that a shoo-fly track must be constructed which would allow Port to continue to have rail service in that area.

Mr. Gartland next informed the Commission that plans to move Port offices to the third floor of the Ferry Building in the CalCan offices are moving along. Mr. Gartland requested Commission direction regarding retention of the Commission Room for continued use for Commission meetings. Commission ratified a contract for \$10,000 with Space Planner, a firm which will lay out the entire office. Mr. Gartland indicated he would come back to the Commission with a firm estimate of costs for the actual physical move of the offices. It is anticipated the move will take place within ninety days.

Mr. Gartland announced the Federal Maritime Commission has approved the agreement with the Marine Terminals Corporation for use of Pier 27-29.

FINANCE & ADMINISTRATION

4. Commission was requested to approve license and lease nos. 10786-10788; it was so moved by Commissioner Lau, seconded by Commissioner Halsted, passed unanimously. Lic. No. 10787 was deleted by request of Cresci Electric Inc. Mr. Stone spoke to the matter of a lease with U.S. Customs, explaining the particulars of this year's situation and the absolute necessity for us to have a Customs office in order to remain competitive.

4a. Commission was asked to approve refunds and allowances in the amount of \$216,393 of which \$155,000 is for revenue sharing. It was so moved by Commissioner Halsted, seconded by Commissioner Rudden, passed unanimously.

5. Commission was asked to approve a sublease between present tenants at 400 Jefferson Street and John Kiuchi and Ivor Braun for an initial term of three years with conditions as described in Res. No. 83-116. Discussion followed with regard to these conditions with Commissioner Lau inquiring about the standard for percentage rental and was informed that at the time this lease was entered into, the standard percentages were 5 and 7 percent and are now 8 and 10 percent. It was moved by Commissioner Rudden,

seconded by Commissioner Halsted, approved unanimously.

6. Commission was asked to consider a proposed lease between Bell Smoked Fish Co. and Mr. Submarine Inc. at the premises of 490 Jefferson Street. This sublease is being sought in an effort by Bell Smoked Fish to pay the Port an arrearage in excess of \$35,000 owed to the Port since January 1983. Bell Smoked Fish Co.'s attorney stated it was his client's intention to satisfy all outstanding debts but that it could only be accomplished if his client were permitted to sublease this property. After discussion, and review, the Commission upon staff's recommendation, voted to deny this request and directed that appropriate legal action be commenced to recapture the property and recover rental arrearage.

7. Commission was next requested to approve a lease with California Stevedore & Ballast for additional space at Pier 80 Administration Building. Following a brief explanation by Mr. Conrad, Commission by motion of Commissioner Lau, seconded by Commissioner Halsted, approved unanimously.

8. This matter was postponed for further consideration.

MARITIME

9. Commission was requested to approve an amendment to the agreement with California Stevedore and Ballast Co. to operate an offdock consolidation freight station which will permit CS&B to negotiate directly with steamship lines thereby allowing greater flexibility in providing tariff services as well as contractual services. It was moved by Commissioner Rudden, seconded by Commissioner Coleman, approved unanimously.

ENGINEERING

10. & 11. Commission authorized the placement of pedestrian crosswalks at two locations in order to improve the safety conditions at these two areas - one will be located on The Embarcadero opposite Piers 19 and 23; the second will be placed at Battery Street, north of Greenwich. Staff was also directed to enlist the cooperation of the Police Dept. in obtaining better motorcycle coverage and improved signage at the Battery Street crosswalk.

12. Commission was presented with a detailed work scope for the Keyser Marston Associates Inc. contract for preparation of a developer solicitation for Pier 45 and Hyde Street Pier. No action was required by the Commission, since the final contract will be brought back to the Commission for approval.

13. In conjunction with Port's dredge undergoing major repairs or replacement, dredging must be continued at Pier 94 in order to allow the berthing at this pier of an Evergreen ship on May 1. To accommodate this situation, staff requested the emergency expenditure of an amount not to exceed \$30,000 to rent a dredge from Healy Tibbitts for this operation. It was moved by Commissioner Rudden, seconded by Commissioner Lau, passed unanimously.

New Business - Dr. Coleman addressed the Commission on the matter of bond counsel. Mr. Harold Rogers, at that time with Manatt, Phelps, Rothenberg & Tunney, had been appointed as Port's bond counsel to assist with our capital improvement plans. He is now associated with Pettit & Martin and President Coleman wished to ascertain if this arrangement was still satisfactory to all the Commission. It was the decision of the Commission to review the matter further.

The Commission withdrew at 11:10 a.m. into executive session. Following this, the meeting adjourned at 11:35 a.m.

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SAN FRANCISCO PORT COMMISSION

MINUTES

Meeting of:
March 28, 1984

Next Meeting:
April 11, 1984

The San Francisco Port Commission met in regular session on this date at 10:00 A.M.

PRESENT: President Arthur H. Coleman
Vice Pres. James J. Rudden
Anne Halsted
James R. Herman
Gordon Lau

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APR 13 1984

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ABSENT: None

ALSO PRESENT: Eugene L. Gartland, Executive Director
Jack Conrad, Director, Finance & Admin.
Ronald Stone, Director, Maritime

President Coleman called the meeting to order, and asked the Commission's approval of the minutes of the meeting of March 14; it was moved by Commissioner Lau, seconded by Commissioner Halsted, passed unanimously.

Executive Director's Report - Mr. Gartland requested that Item 9 be taken out of order and set a public hearing for April 11 for hearing testimony of all interested parties on the traffic congestion problems relative to street performances in the Fisherman's Wharf area. It was moved by Commissioner Lau, seconded by Commissioner Halsted, approved unanimously to set April 11 for public hearing on this matter.

Mr. Gartland reported the Mayor's approval of Port budget for 1984-85; complimenting staff and particularly Mr. Conrad and Mr. Kutnick for an exceptionally fine job on the budget.

Commission was requested to declare an emergency in order to authorize the painting of the Ferry Building tower prior to July 1, 1984 as part of the Mayor's program to improve City facilities. Upon recommendation of staff, Commission approved this declaration unanimously.

Mr. Gartland reported further on matters dealing with rail service by Southern Pacific; State Lands Commission meeting relevant to Redevelopment Agency and Port's proposals for housing; indicating the Commission would be kept apprised of progress in both these areas.

FINANCE & ADMINISTRATION

The Commission was next requested to approve license and lease nos. 10790 through 10796; it was moved by Commissioner Rudden, seconded by Commissioner Halsted, approved unanimously.

Mr. Conrad referred to the three financial statements submitted to the Commission, correcting two clerical errors, and indicated he would answer any questions for the Commission regarding these statements. Discussion followed. Reference was made to the fact that beginning in April, the Port will receive a percentage rent from Pier 39 on a quarterly basis, over the minimum rent of \$500,000 annually. Commissioner Lau requested staff to make certain refinements in reporting of accounts receivable status, with Mr. Conrad's assurance that this would be done. There was further discussion with regard to a proposed write-off policy and it was stated that within thirty days a draft procedures policy will be ready for submission to City Attorney and subsequent thereto for Commission review. Commissioner Halsted inquired about the procedures used, if Port employs a 30-60-90 day aging and was informed of the steps the Port staff uses in such matters. Commission was advised that Port has tightened up these procedures considerably in the last six months, and will continue along these lines in the future.

Commission was requested to approve four subleases submitted by Harbor Carriers under a master lease held by them with the Port. Mr. Conrad detailed the four particular subleases explaining the Port's consent to such subleases could not be unreasonably withheld. Commissioner Lau commented on the subletting of the properties by the Master leaseholder without prior consent of the Commission as being ample reason in his opinion to constitute breach of contract. This was acknowledged to be technically correct. Staff was directed to advise all leaseholders by letter that Port policy requires Commission approval prior to any subleasing of property. At the conclusion of this discussion, it was moved by Commissioner Rudden, seconded by Commissioner Herman, approving the four subleases unanimously.

Commission was next requested to approve a modification in the contract amount of \$20,000 to the Creative Cumputer Solutions to provide detailed documentation of the Payrolland Work Order systems and to solve related system problems. It was moved by Commissioner Herman, seconded by Commissioner Rudden, approved unanimously.

ENGINEERING

Commission approval was sought to award a contract for lighting of Shed "B" area at Pier 80 to the firm of Kingston Contractors, Inc. in the amount of \$253,243.00. Commissioner Lau inquired if staff employs a general policy of seeking minority subcontractors and businesses within our bid process, and was assured that Port has a strong committed affirmative action policy. It was then moved by Commissioner Halsted, seconded by Commissioner Lau, and approved unanimously to award this contract to Kingston Contractors Inc.

COMMERCIAL PROPERTY

Approval of a sublicense between California Stevedore and Ballast Co. and Royal Viking Line was sought from the Commission. It was proposed to permit Royal Viking Line the use of 2220 s.f. of space for storage at Pier 35 for the same monthly rental paid by CS&B to Port, plus possessory interest tax and security. It was moved, and seconded, approved unanimously to allow this sublicense.

Mr. Conrad presented all Commission members with a ledger of lease abstracts for all leased property under Port jurisdiction.

NEW BUSINESS

Dr. Coleman requested the Port Director withdraw from the meeting - Dr. Coleman then introduced the matter of setting the Director's salary for 1984 with a proposed increase to maintain parity with other West Coast ports. The matter was discussed by the Commission with the City Attorney interjecting the need for public hearing for setting of salaries of non-elected public officials under a recent Appellate Court decision. After further discussion relevant to an appropriate evaluation commensurate with salary increases, it was the Commission's decision to set the next regular meeting of April 11 for public hearing to set Port Director's salary for 1984-85.

There being no further business, the meeting concluded at 11:10 a.m.

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4/11/84

SAN FRANCISCO PORT COMMISSION
MINUTES

Meeting of:
April 11, 1984

Next Meeting:
April 25, 1984

The San Francisco Port Commission met in regular session on this date at 10:00 a.m.

PRESENT: President Arthur H. Coleman
Vice Pres. James J. Rudden
Anne Halsted
Gordon Lau

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ABSENT: James R. Herman

ALSO PRESENT: Eugene L. Gartland, Executive Director
Jack Conrad, Director, Finance & Administration
Ronald Stone, Director, Maritime

The meeting was called to order by President Coleman, who asked the Commission's approval of the minutes of the meeting of March 28, 1984. It was moved by Commissioner Lau, seconded by Commissioner Halsted, approved unanimously.

President Coleman suggested Item 6 be taken out-of-order since a number of people wished to testify concerning the impact of street performances, artists, and vendors in the Fisherman's Wharf area. Those who wished to speak were requested to sign in; Dr. Coleman specified testimony would be limited to five minutes for each individual. Written statements would also be accepted for review by the Commission. Dr. Coleman indicated that no decision would be reached until all the testimony was completed. Commissioner Halsted commented that it was her understanding this hearing would deal with the general problem not any specific solution; Dr. Coleman agreed that it was hoped that the input received at this hearing would lead to a solution.

A list of those people who testified is attached and made a part of these minutes; included were street performers, merchants, business people, and the police officer who patrols the area. Following the testimony, it was the decision of the Commission to set up an advisory panel of all these groups to determine what would be the best solution. Dr. Coleman requested staff to take the names of all interested parties who would like to serve on the task force. Commissioner Halsted was requested to represent the Commission. The second meeting of May was set for final determination by the task force, and a preliminary report is due at the first meeting in May. Testimony included a range of viewpoints from those asserting their businesses were being harmed to those who perceived street performers as "adding life and vitality to the area". Solutions offered also ranged from restricting performers to an off-street area to tuning Jefferson Street into a pedestrian mall. Dr. Coleman indicated the situation would be examined carefully from all aspects and a decision would be made as prudently and quickly as possible.

The public hearing was formally ended and the Executive Director was asked to give his report to the Commission.

Mr. Gartland informed the Commission of an agreement with the Heritage Foundation by which they will give their input on restoration of the Ferry Building tower. Work on its restoration should be finished by the first of May. Progress is being made in the railroad matter, and Mr. Gartland stated he was hopeful that by the next Commission meeting he would have this issue resolved.

Finance & Administration

Commission approval was requested and granted in the matter of license nbs. 10797-10798-10801 by motion of Commissioner Rudden, seconded by Commissioner Lau.

Public hearing was opened by President Coleman in the matter of setting the salary of the Port Director. Commission requested the Director to withdraw from the hearing pending the discussion. President Coleman asked the Commission to consider setting the salary at \$89,960 to be effective July 1, 1984 - this amount compares equitably with other Port Directors on the West Coast. Commissioner Halsted inquired if there is a specific date when the Port Director's salary is reviewed; City Attorney pointed out that historically it is an annual review conducted in early spring. There being no further discussion, it was moved and seconded to approve this salary increase.

Engineering

7. Commission was requested to set a public hearing for receiving testimony in the matter of striping of Army Street, Third Street to Maryland Street. Increased shipping traffic at Pier 80 necessitates two clear traffic lanes in each direction to better handle this additional truck traffic. In order to allow all concerned businesses the opportunity to be heard, staff requested a public hearing be set for the meeting of April 25. It was so ordered by Pres. Coleman.

There being no further business, the meeting adjourned at 11:20 a.m.

Names of Speakers Testifying at Public Hearing - April 11, 1984
in the matter of Impact of Street Performers, Artists and Vendors
on Traffic at Fisherman's Wharf

| NAMES | ORGANIZATION |
|-------------------|-----------------------------------|
| Jay Zachariah | Environmental Arts Corp. |
| David W. Pence | Harbor Carriers Inc |
| William Clark | |
| Silky the Clown | Street musician |
| Robert J. Clark | |
| John Timothy | Street performer |
| Jerry Salazar | " " |
| Rachel Jordan | Architest |
| Clifford Byrd | Bongo Player |
| Danny Price | Bongo Player |
| Jeanne Kennedy | |
| Owen Flynn | Mime/Performer |
| Clovis Ward | Performer |
| Stephen Hollis | |
| Marcial P. Fredno | Naval Station Treasure Island |
| Peter C. Brown | Anchorage Shopping Center |
| Grimes Poznikov | Automatic Human Jukebox |
| Roberta Work | Commodore Helicopters |
| Lu Hurley | Commodore Helicopters |
| Nunzio Alioto | Fisherman's Wharf Merchants Assn. |
| John Schmidt | Franciscan Restaurant |
| Budd Armstrong | Officer, SF Police Dept. |
| Neal Alexander | Street performer |
| Alan Sands | Street performer |
| Alice Friesen | Street performer |
| Lynn Sing | Street artist |
| Pat Flanagan | Fisherman's Wharf Merchants Assn. |
| Steve Kay | Ventriloquist |

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4/25/84

San Francisco Port Commission
Minutes

Meeting of:
April 25, 1984

Next Meeting:
May 9, 1984

The San Francisco Port Commission met in regular session on this date at 10:00 a.m.

DOCUMENTS DEPT.

PRESENT: Pres. Coleman, Vice Pres. Rudden
Comm. Halsted, Comm. Herman

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ABSENT: Commissioner Lau

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ALSO PRESENT: Eugene L. Gartland, Executive Director
John Conrad, Director, Finance & Administration
Angela Karikas, Deputy City Attorney

The meeting was called to order; the minutes of the meeting of April 11, 1984 were unanimously approved.

Director Gartland requested that Item 8b be considered first; this matter concerns a lease with Southern Pacific Development Co. at Mission Bay Rail Yard. Commission was asked to grant the Director authority to enter into three agreements necessary to implement an interim intermodal operation. Commission unanimously authorized the Director to do so.

Mr. Gartland stated that Delta Steamship Lines had requested a move from Pier 30 to 94-96 for their office staff. Due to the president of Delta being out of town, Mr. Gartland was asking permission to allow this move conditioned upon obtaining his signature when the president returned to the City. This was agreed to unanimously.

President Coleman stated the public hearing on striping of Army Street would be taken first in deference to the number of people who wished to testify in this matter. Vello Kiisk, Chief Harbor Engineer, presented the proposed plan to stripe Army for two 12-foot lanes in each direction in order to better accommodate increased truck traffic inbound and out of Pier 80 terminal. Mr. Kiisk indicated this plan has caused businesses in the area concern as it will restrict traffic flow when the terminal truck traffic volume increases. A list of those testifying against this suggested plan is attached and made a part hereof. One of the suggestions made was the use of Marin Street as an alternate access. It was agreed that this would be investigated. Dr. Coleman explained today's hearing as a fact-finding process after which the Commission would, based on staff's presentation and public testimony, make a final determination at the next Commission meeting in May.

General Manager Bill Buenger of Lykes Bros. steamship company addressed the Commission indicating his company would within the next few months be increasing their frequency of service to a weekly basis. Lykes is adding four new vessels to the line making it even more necessary that terminal access be assured.

Finance & Administration -

Approval of refunds and allowances in the amount of \$390,654.00 was requested; it was so moved by Commissioner Rudden, seconded by Commissioner Halsted, passed unanimously.

Mr. Conrad presented the Commission with informational financial reports, some discussion followed as to the accuracy of the Revenue and Expenditure Summary and Commission was informed this report would be corrected. Pres. Coleman inquired what the outlook was for recovery of those accounts now pending legal action. Mr. Gartland responded that counsel would be providing him with a monthly progress sheet which he would then provide to the Commission.

Commercial Property -

Commission was asked to approve license and lease nos. 10799 -10809; it was so moved by Commissioner Halsted, seconded by Commissioner Rudden, approved unanimously.

Commission was requested to approve assignment of space from Pacific Telephone Company to American Telephone & Telegraph in the Agriculture Building. It was so moved by Commissioner Halsted, seconded by Commissioner Rudden, passed unanimously.

Item 7 - Selection of consultant firm for preparation of a bid package for Piers 1½-3-5. Dr. Rossi informed the Commission that of sixteen firms solicited, four had responded with proposals which were reviewed and ranked. Following interviews with the two top firms, it is staff's recommendation that Williams- Kuebelbeck be chosen based on experience, reasonableness of fees, specialization of staff, and responsiveness to our work scope.

Commissioner Halsted inquired about Human Rights Commission participation in this selection, and was assured that Port staff is working with that agency to ensure compliance.

Pres. Coleman asked about the legal aspects of preparing the bid package, especially regarding real estate law. Mr. Gartland responded that Port not only had City Attorney expertise available but also three different firms as a research source. These firms will make this available to Port on a pro bono basis.

Dr. Coleman inquired of the representative from Williams-Kuebelbeck, Ted Rust, how an option price was arrived at in general principles. Mr. Rust agreed the option price is a fee that compensates the Port for holding its property out of development during the term of the option, and would be related to the market value of the property. It works as an incentive for the developer to move diligently during the option period. The option price would be based on a theoretical rate of return but would have to be discounted for the uncertainties of the development process. Mr. Rust said, "it should be small enough to make the deal do-able, but large enough to make it done quick!" Dr. Coleman commented that he was pleased to have this built into the lease.

Maritime

Item 8 - Commission was requested to amend the Maritime budget to allow \$25,000 for handling legal matters through the Federal Maritime Commission through the services of Hill, Betts & Nash, a Washington, D.C. law firm. Initially the 1983-84 budget provided \$10,000 for attorneys' fees but legal work has been heavier than anticipated and Commission is asked to increase the allocation by this amount. It was moved by Commissioner Rudden, seconded by Commissioner Halsted, approved unanimously

Item 8b - Commission was requested to grant the Executive Director authority to enter into certain agreements necessary to implement an interim intermodal operation at the Southern Pacific Mission Bay Rail Yard (terms and conditions as specified). It was moved by Commissioner Rudden, seconded by Commissioner Halsted, approved unanimously.

Engineering

Item 10 - Commission was asked to accept the work under contract No. 2508 - as completed satisfactorily at Pier 96 and authorize final payment to the contractor, Paceco Inc. in the amount of \$26,667 for a total contract amount of \$266,670.00. It was moved by Commissioner Halsted, seconded by Commissioner Rudden, passed unanimously.

Item 11 - Commission was requested to approve entering into individual contracts with three consultants who will form a design review team for the Fisherman's Wharf Breakwater. Each contract will not exceed \$10,000 and services will be "as needed". It was moved by Commissioner Rudden, seconded by Commissioner Halsted, approved unanimously.

New Business - Dr. Randall Rossi addressed the Commission on an informational matter at Pier 98. This is an 11-acre area of fill which originally was intended as part of a second Bay crossing (a project which was abandoned). It is suggested that a 100 ft. band circling this area be retained by Port for future priority uses, with the inner area being dedicated to unimproved, wild-life habitat. No action was requested at this time. Further reports will be given to the Commission.

Mr. Gartland informed the Commission that very soon the Port would be out of the dredging business unless we contract our dredging out. Presently staff is preparing a bid packet which will be sent out to see what response we get to contract for long-term dredging. Staff will bring this matter to the Commission for determination.

Dr. Coleman inquired about a solution to the problem of a squatter on Port property; Mr. Gartland responded that the Dept. of Social Services has been contacted and will endeavor to find more suitable housing for this individual. In view of possible liability on the part of the Port, it was agreed by the Commission that finding other arrangements for this person would be the best solution. The Commission will be kept informed on this matter.

There being no further business, the meeting was adjourned at 11:25 a.m.

| <u>Name</u> | <u>Organization</u> |
|--------------------|------------------------------------|
| Daniel Damon | Fuller Supply Company |
| Joe Ratto | F. J. Burns Draying |
| Stuart Tanneberg | F. Powers Co. Inc. |
| Samuel Rasheed | Self |
| Burney Smith | Port Services U.S.Naval Station TI |
| C.E. Musto | Musto Properties |
| John Hauserman | Suhr Hauserman |
| Joe Sarro | Hauserman |
| Phil Armautor | Norris, Beggs & Simpson |
| Ed Tanin | Hauserman |
| Ron Peters | Merchant - Stan Dor Frt. |
| Ian Back | Calif. Stevedore & Ballast |
| William J. Buenger | Lykes Bros. Steamship Co. |

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SAN FRANCISCO PORT COMMISSION

MINUTES

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Meeting of May 9, 1984

JUN 1 1984

Next Meeting:
May 23, 1984

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The regular meeting of the San Francisco Port Commission was called to order by Acting President James J. Rudden.

PRESENT: James J. Rudden, Acting President
Anne Halsted, Commissioner
Gordon Lau, Commissioner
James J. Herman, Commissioner

ABSENT: Dr. Arthur H. Coleman

ALSO PRESENT: Eugene L. Gartland, Executive Director
Ronald Stone, Director, Maritime
John F. Conrad, Director, Finance & Administration

President Rudden, acting in Dr. Coleman's absence, requested the Commission Room be cleared in order for the Commission to meet in executive session for the purpose of discussing Port's right of eminent domain with regard to the Ferry Building rehabilitation by Continental Development Corporation.

As the first order of business, Commissioner Halsted moved to approve the minutes of the meeting of April 25, 1984, seconded by Commissioner Lau, approved unanimously.

The executive director requested the Commission to continue over Item 8 until all negotiations with Redevelopment Agency have been finalized and a complete package submitted to the Commission for review. Staff was asked when such a package could be expected; it was suggested by the director that the following Friday might be a possibility if a special meeting of the Commission was to be called for prior to May 23.

Item 3a - BCDC has inquired what Port policy is with reference to the exercise of eminent domain in re the long-term leases existing on certain properties in the Ferry Building. Mr. Gartland stated it was his recollection that Port's intention has never been to exercise eminent domain on behalf of Continental Development Corp. to secure any lease or to get back any rights previously granted to third parties. In light of such, Mr. Gartland asked the Commission to adopt Resolution No. 84-51, as attached hereto and made a part of these minutes which states the Port Commission will not at any time exercise the power of eminent domain to acquire leasehold interests of certain Port tenants on behalf of Continental Development Corporation.

Following Commissioner Halsted's reading of the resolution, it was moved and seconded, passed unanimously to approve said resolution.

Fred L. Pillon, with the law firm of Orrick, Herrington & Sutcliffe, representing Continental Development Corp. asked permission to address the Commission in regard to this matter, and stated no request was ever made by Continental Development that the Port exercise such right of eminent domain. It was Mr. Pillon's contention that BCDC's intent is merely to elicit from Port an acknowledgement that under appropriate circumstances the possibility exists that Port has and could exercise the right of eminent domain. It was therefore suggested that Port's resolution was both unnecessary and damaging. Mr. Pillon further stated that because the Port and Continental are co-applicants to BCDC it is essential to the review process of that agency to have such assurance from the Port. Without such assurance, BCDC can conceivably reject the entire Ferry Building/Continental Dev. application.

Karl Limbach, representing Limbach, Limbach & Sutton, long-term tenants of Ferry Building, offered a written statement protesting any possible use of eminent domain in the Ferry Building, in conjunction with Continental Development's restoration of the building.

Mr. William Coblentz, also representing Continental Development, requested a meeting with both BCDC and Port staff to better determine what could satisfy both agencies' requirements with regard to the matter of eminent domain.

It was the decision of the Commission to go forward with the resolution as stated, and the director was requested to respond to BCDC's inquiry with a copy of the resolution.

Finance and Administration -

Mr. Conrad submitted financial information reports reflecting the Port's current standings in sales and rental revenues. Commissioner Halsted reacted favorably to the new format, indicating it was simpler to understand. Mr. Conrad requested Commission authorization to expend funds in the amount of \$72,500 for the Port offices to be relocated to the third floor of the Ferry Building. After a brief explanation, it was moved by Commissioner Lau, seconded by Commissioner Halsted, approved unanimously.

Commercial Property -

Ms. Schimke requested approval of license and lease nos. 10808 and 10812; it was moved and seconded, approved unanimously.

7. Commission was requested to approve a contract with Bay Area Janitorial & Maintenance Co. to perform janitorial services in the Ferry Building, World Trade Center, Agriculture Building, Pier 35 passenger terminal, as well as other specified areas. Major changes in specifications from the present contract were detailed for the Commission. Commissioner Lau inquired if the pay scale is concomitant with the union scale; he was informed that it was. Approval was given by motion from Commissioner Lau, conditioned on a modification in bid requirement to encourage bidding by a greater number of minority firms. Motion was seconded, and carried unanimously.
8. Continued.
9. Fisherman's Wharf Task Force Report - The chairperson for the committee, Commissioner Halsted, reported on a very positive and active group of merchants and performers, and others, working to ensure a mutual co-existence between them and the general public. No conclusions have yet been reached but the task force will present a final report to the Commission on May 23. Members of the committee were introduced to the Commission. A performer from the audience requested permission to address the Commission, stating his opinion that "the breakdancers were the cause of all the problems -- you can't make a dance arena out of a sidewalk.....". Pres. Rudden indicated there would be additional task force meetings for all interested parties to attend and express their suggestions..

Engineering -

10. Dr. Rossi informed the Commission it is staff's recommendation to stripe Army Street four lanes inbound and work cooperatively with those businesses on either side. Based on the research of plans filed with Building of Bureau Inspection Zoning Dept., there was never an intention for continuous, or unregulated truck docking. Commission authorized staff to move forward with striping of Army Street by unanimous vote.
11. Commission was asked to approve the modification of the Gleason Associates in the amount of \$65,000 to cover promotional expenditures connected with our intermodal service development. Director of Maritime Ron Stone exhibited the poster "The Port of San Francisco - Where the Far East Begins" — which the campaign is highlighting. Commissioner Halsted moved approval, seconded by Commissioner Lau, carried unanimously.

The Executive Director informed the Commission that he and Mr. Stone would be in the Orient for the next ten days meeting with companies which are served by the Port or with whom the Port hopes to serve. Mr. Conrad will be Acting Director during this period.

There being no further business, the meeting adjourned at 11:40 a.m.

JUN 15 1984

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SAN FRANCISCO PORT COMMISSION

MINUTES

Meeting of:
May 23, 1984Next Meeting:
May 29, 1984

The San Francisco Port Commission met in regular session on this date at 10:00 a.m.

PRESENT: President Arthur H. Coleman
Vice Pres. James J. Rudden
Commissioner Gordon Lau
Commissioner James R. Herman

ABSENT: Commissioner Anne Halsted

President Coleman called the meeting to order; minutes of the last meeting of May 9, 1984 were approved. It was decided to consider Item 11 as the first matter. In Commissioner Halsted's absence, Dr. Rossi was called on to present a report from the taskforce on street performances at Fisherman's Wharf. Mr. Flanagan and Mr. Timothy representing the committee read a list of recommendations to the Commission for consideration. Everyone involved in the taskforce was commended for their dedicated participation by Dr. Coleman. Commissioner Herman asked for any dissenting views from the audience; Mr. Fred Anderson, a juggler, offered the suggestion of widening the streets or turning the area into a pedestrian mall, as has been done in other cities, such as Jackson, Fresno, Munich. Another performer, Clifford Byrd, addressed the Commission emphasizing the problems he and his brothers were continuing to encounter but acknowledging that with the assistance of the taskforce he foresaw a resolution of these problems. Commissioner Herman inquired if there will be another vehicle besides an ombudsman for airing grievances. The suggestion has been to have the taskforce remain in effect for the purpose of hearing grievances. Mr. Jay Zachariah spoke to his concerns about access to Pier 39 and 41 and potential safety hazards which he sees there. Pres. Coleman indicated that the eight-point recommendation before the Commission was a beginning and would be voted on, with the Commission being aware there were further issues to be resolved. It was therefore moved by Commissioner Herman to adopt 1,2,3,5,7 and 8; seconded by Commissioner Lau, passed unanimously. Commissioner Herman next moved to adopt Items 4 and 6 in principle, holding in abeyance any action until precise costs are known. This motion was seconded by Commissioner Rudden, passed unanimously.

Finance and Administration

Mr. Conrad presented refunds and allowances for the month of April in the amount of \$98,382 - it was moved by Commissioner Lau, seconded by Commissioner Herman, approved unanimously. Mr. Conrad also submitted a status of accounts receivable items, summary of revenue and expenditures, and a statement of services by other City departments.

5. The Commission was requested to approve a modification to the contract with Dr. Randall Rossi in the amount of \$1,525 for expenses incurred by Dr. Rossi on behalf of the Port. It was so moved by Commissioner Herman, seconded by Commissioner Lau, approved unanimously.
6. Mrs. Rathbone, representative of Human Rights Commission, presented a proposed affirmative action program for consideration by the Port Commission. The proposed policy is divided into four separate affirmative action programs to be applied to all Port Commission leases: capital improvements, business and commercial opportunities, and employment opportunities. Discussion followed particularly regarding a new ordinance effective July 1, which will have some bearing on this proposed policy. Commissioner Lau asked Ms. Rathbone to briefly highlight her proposal for the Commission to which she complied. Ms. Rathbone asked for comment by the Commission on the proposal, stating she would return for formal adoption at a future Commission meeting. Commissioner Lau requested interim reports from the Human Rights Commission representative as a regular part of her program with the Port, and this was agreed to.
7. Commission was requested to authorize solicitation of proposals to produce the Port's annual report for 1984-85. President Coleman commented that he would like to see a more inviting cover on this year's report than last in the hopes of attracting a greater readership. Staff indicated they would be mindful of this suggestion. It was then moved by Commissioner Lau, seconded by Commissioner Rudden, passed unanimously to approve the allocation.
8. Commission was asked to declare an emergency as a result of the fire on Pier 30/32 on May 9, 1984 which necessitated that certain actions be taken for security and public safety purposes. It was so moved by Commissioner Herman, seconded by Commissioner Lau, approved unanimously. All Port staff, particularly maintenance and tugs & dredges crews, were commended for their "yeoman's work" during this emergency. Commissioner Herman inquired if any thought has been given to what use Piers 30/32 will be put in the future. Director Gartland responded that the pier itself was not damaged, just the shed and that once that has been rebuilt the pier will be available for maritime use. Commissioner Herman further commented that in the future staff should ensure the Commission be kept informed of all developments involving emergency situations within a reasonable period of time.
9. Commission was asked to approve license no. 10816 for lease of space at 501 Army Street; license no. 10817 for lease of Pier 44 for an interim period to provide helicopter service during the Democratic convention. Lessee Air Exec is required to obtain all permits and approvals prior to beginning operations. Mr. Sid Rudy representing Air Exec responded to Commission's inquiry regarding the extent of the leased area. It was so moved by Commissioner Rudden, seconded by Commissioner Lau, passed unanimously.
10. Consideration of option and lease agreement with San Francisco Redevelopment Agency was put over until the next meeting on June 13, 1984.

Planning

12. Commission was requested to approve Phase II preliminary concept and work scope for Pier 7 public access and fishing pier in an amount not to exceed \$140,000. Approval is sought, with no monies to be expended until the Commission is apprised of the source of the allocation for remaining \$40,000 (Recreation & Park will provide first \$100,000). In conjunction with this item, Commission was also requested endorse a partnership agreement between the Port and the Wildlife Conservation Board, for development of facilities for appropriate use. Commissioner Lau moved approval of all three actions, seconded by Commissioner Rudden, passed unanimously.

Engineering

14. Mr. Kiisk, Chief Harbor Engineer, informed the Commission of the necessity for certain dredging to be accomplished and the time constraints involved and requested approval under emergency declaration to enter into a contract with Crowley Maritime for emergency dredging work not to exceed \$55,000. It was moved by Commissioner Rudden, seconded by Commissioner Lau, passed unanimously.
15. Commission was next requested to approve the award of a contract for painting the north "Starporter" container crane to Redwood Painting Inc. in the lump sum amount of \$64,686.00. It was moved by Commissioner Lau, seconded by Commissioner Rudden, passed unanimously.
16. Commission was requested to authorize a declaration of emergency in order to comply with a deadline for completion of Pier 94/96 rail realignment which involves required utility relocation and/or reinforcement. It was moved by Commissioner Herman, seconded by Commissioner Lau, passed unanimously.

President Coleman informed all in attendance of a special meeting to be held at 2:00 p.m. Tuesday, May 29, 1984 for the purpose of discussing three items: rental policy change at Pier 35; renovation and reinforcement of Tunnels 3 and 4; and submission of janitorial contract to the Board of Supervisors.

The Commission withdrew to executive session for purposes of discussing settlement of a claim in the matter of Westwinds, et al vs MV Resolute.

Following the executive session, the meeting was adjourned at 11:50 a.m.

SAN FRANCISCO PORT COMMISSION

JUN 15 1984

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MINUTES

Meeting of:
May 29, 1984

Next Meeting:
June 13, 1984

Dr. Coleman called the special meeting of the Port Commission to order at 2:03 p.m. The following commissioners were present: Coleman, Rudden, and Lau. Absent: Halsted and Herman.

1. Pier 35 Rental Policy. The Pier 35 rental policy, pursuant to Resolution No. 82-82 (August 25, 1982) provided that no partisan political activities or political fund-raising activities would be permitted on the premises. Staff requested the said restriction be deleted from the rental policy in order to bring the Pier 35 rental policy into uniformity with rental policy for the rest of the Port. It was moved that said policy be rescinded in order to make Pier 35 available for any non-partisan activities, which motion was unanimously approved.

2. Railroad Tunnel Renovation and Reinforcement. Maritime Director Ron Stone requested the Commission direct staff to proceed to accomplish railroad tunnel renovation and reinforcement at Tunnels No. 3 and 4 on the Southern Pacific main line. Mr. Kiisk presented the technical aspects of the request, informing the Commission that the tunnels were constructed in 1905-07 and that cargo containers double-stacked on train cars cannot clear the tunnel ceiling. Mr. Kiisk advised that each tunnel has a double set of tracks and that the most economical way to renovate the tunnels for purposes of accommodating containers is to lower the tunnel floor 2.5 feet. Two alternative methods for lowering the floor have been provided Port Engineering staff and they are currently reviewing same. This is expected to be a \$3-\$4 million undertaking. Mr. Gartland stated that the matter was urgent for San Francisco because of a recent fire in Richmond. The Port Commission unanimously approved the requested renovation and reinforcement of Tunnels No. 3 and 4 and directed the staff to work out a plan to accomplish said objective.

3. Contract for Janitorial Services. The Commission unanimously approved a staff request that it be directed to submit to the Board of Supervisors for their approval a Port resolution approving Port's request to contract for janitorial services. Charter Section 8.300-1 requires that the Controller must certify that it is more economical to utilize a contractor than to have the work performed by City and County employees, and the Charter also requires that the Board of Supervisors approve same by resolution. In this instance, the Controller has already certified that the work could be performed more economically by contractor than City employees, and thus the current requested resolution was a mere formality necessitated by the City Charter.

The meeting adjourned at 3:00 p.m. by order of President Coleman.

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SAN FRANCISCO PORT COMMISSION

6/13/84

MINUTES

Meeting of:
June 13, 1984

Next Meeting:
June 27, 1984

The San Francisco Port Commission met in regular session on this date. The meeting was called to order by President Coleman at 10 a.m.

PRESENT: Arthur H. Coleman, President
James J. Rudden, Vice President
Anne Halsted, Member
Gordon Lau, Member

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ABSENT: James J. Herman, Member

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The minutes of the meetings of May 23, and May 29, 1984 were approved by unanimous vote. President Coleman asked Mr. Gartland, the Executive Director, to report on his trip to the Northern European cities of Hamburg, Copenhagen, Aalborg, Oslo, Guttenberg, and Stockholm. The first part of the trip was devoted primarily to development of fishing ports, and proved most worthwhile in generally establishing what we should be looking for in developing Pier 45. Mr. Gartland also reported on his meetings with carriers in Copenhagen, and other Scandinavian ports. One and all expressed concern about a rate war when the major lines such as United States and Evergreen get their big ships in operation.

Mr. Gartland next spoke of the proposed dredging by Port of Oakland and the use of the Alcatraz Disposal Site, and the deleterious effect such use may have on the Port of San Francisco. Mr. Gartland emphasized that it would be his position, with the Commission's concurrence, that until such time as it has been established that the Port of San Francisco will not be economically and ecologically impacted by this use, to oppose this disposal operation.

Mr. Gartland next reported on a meeting of NorCal, the organization of all Northern California ports and terminals, to be held on Thursday, June 14, in which the merger of Southern Pacific and Santa Fe will be discussed. Mr. Gartland reiterated the importance of the rail issue, and asked President Coleman to appoint a commissioner as liaison with him to further this matter. By consensus, the Commission moved to support the position of Mr. Gartland on the merger issue.

It was the decision of President Coleman to consider the matter of the Option and Lease Agreement with the Redevelopment Agency as the next item on the agenda. Mr. Conrad presented two documents relevant to the proposed agreement, stating staff's position with regard to three areas of concern.

1. Impact on maintenance dept. construction yard.
2. Lack of rental guarantees.
3. Loss of control over property.

Mr. Conrad discussed these three items in greater detail, informing the Commission of the time constraints of the Redevelopment Agency. Commissioner Halsted inquired what other requirements were necessary once Port gave its approval to this project - and was advised that the Board of Supervisors must also give its approval. It was also explained that any plan change could be accomplished without the need to come back to the Port Commission. Discussion followed on this aspect of the lease by Commissioner Lau. Commissioner Halsted commented that this plan is the result of the Northeastern Waterfront Survey Plan with which the Port and she had been actively involved, and it was her concern that it should be pursued diligently and without delay, because of the housing opportunities it presents for the City. Mr. Wilbur Hamilton, Executive Director, of the Redevelopment Agency, spoke to the matter of plan change process and offered strong assurance to the Commission that no plan change would go forward without initially being submitted to the Port Commission.

Commissioner Lau queried staff regarding the lease terms giving Port base rent, equal to revenues now returned by the properties, or five percent of Redevelopment's gross now the project takes shape. Staff responded that guidance from the Commission at the inception of this negotiation (1981) was to maintain the minimum rent structure at the time. As development takes place, and the area improves, it will have a favorable impact on the remaining properties, which will allow us to raise our prices higher. Mr. Frank Cannizarro, of the Agency, spoke to the matter of land use constraints and risk taking on the part of the Agency, also emphasizing the point that rent to the Port will come before any debt service of the Agency.

Discussion followed relevant to the process of turning back property to the Port with Mr. Conrad citing various probable situations in which property could be turned back to us, and the time frame for doing so. The point was made that only a completed project could be returned. Should the possibility occur that a developer was unable to complete development, Port has the option of taking back this parcel after the Agency has cleared and returned the land in the same condition as they took it. Commissioner Lau directed the inclusion of language to require Agency to return either in cleared land state or to restore the land as it was prior to takedown, excluding piers.

Final point was raised that City Attorney Karikas has not reviewed the final document, therefore should the Port Commission approve these matters, such would still be subject to her approval. The Agency stated they have a need to show "reasonable assurance" to California Division of Boating & Waterways by June 30 that the entire project has its clearance papers to qualify for funding.

Discussion next followed regarding the take down of S parcel and M parcel and the time constraints involved therein. Commissioner Halsted commented it was her strong wish that both agencies work harmoniously toward resolving the maintenance construction yard problem involved in an early take down of the S parcel. It was agreed that appropriate language would be incorporated to work out a solution.

At the suggestion of Commissioner Lau, "who felt agreement was only a few issues away", a special meeting of the Commission was set for the following week - date and time to be determined. Pres. Coleman announced Monday at 2:00 p.m. for a special hearing, for continuation of this item.

Returning to the regular agenda, Mr. Conrad presented financial reports for Commission review. Commission acknowledged its satisfaction with the format and contents.

Commission was next requested to approve a professional service contract with Dr. Randall Rossi to accomplish work within three task areas: 1) planning, and environmental services; 2) preparation and filing of regulatory and environmental permits; and 3) conference and research-related services. This contract will be funded under the 1984-85 Port budget. It was so moved by Commissioner Rudden, seconded by Commissioner Halsted, passed unanimously.

The next item was a report by Dr. Rossi on the street performance taskforce on costs for stage construction and ombudsman. Initially, Rossi distributed copies of a letter to the Police department from Dr. Coleman, setting forth details of the Taskforce' work and informing the Department that essentially we were asking their cooperation in enforcing the existing laws. He then informed the Commission that donations for bleachers and stage area were promising for Pier 43. The School District and Recreation and Park Department have agreed to allow us to borrow these portable bleachers for the three months trial period. Secondly, the ombudsman or monitor must be on a volunteer-basis since no funds are available. The Taskforce will act as the arbitrator whenever a problem situation arises.

Commission was requested to approve the award of contracts for clean-up of Piers 30-32 to Iconco in the amount of \$117,000; and to an appropriate low bidder for removal of asbestos and PCB contamination in the amounts not to exceed \$96,000 and \$20,000 accordingly. It was so moved by Commissioner Halsted, seconded by Commissioner Lau, passed unanimously.

Ms. Schimke presented a list of licenses (month-to-month) for approval by the Commission of tenants in the World Trade Center, and SWL 303 and 332, and Pier 26. Motion was made by Commissioner Halsted, seconded by Commissioner Lau, passed unanimously.

Chief Harbor Engineer Kiisk requested Commission's acceptance of all work completed for the Drydock and overhaul of Port's floating vessels and authority to make final payment to the contractor, Pacific Drydock and Repair in the amount of \$16,601.10. It was so moved by Commissioner Lau, seconded by Commissioner Rudden, passed unanimously. President

Coleman commended Mr. Kiisk for his stewardship in bringing many of the engineering contracts in under contract price.

The Commission withdrew to executive session at 11:30 a.m.

The meeting reconvened at 12:20 p.m. Commission secretary recorded the executive session was for the purpose of discussing the following matters:

1. Continental Development/Ferry Building Project - The Commission directed Mr. Gartland to respond to Continental's letter in which they had requested an extension of time to perform.
2. Shippers' and Agents law suit - No action taken.
3. The matter of Dahl vs. Alioto's Fish Co., et al, the Port Commission approved a settlement on behalf of the City and County in the amount of \$2,500.00.
4. Port Commission approved the appointment of Capt. Arthur Osborne to the position of Deputy Director, Planning and Research, effective July 1, 1984.

There being no further business, the meeting was adjourned at 12:40 p.m.

San Francisco Port Commission
Special Meeting - June 22, 1984

JUL 2 1984

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[Minutes]

The Port Commission met in special session at 2:00, Friday, June 22, 1984 for the purpose of considering the issue of an option to lease and lease form between the Port of San Francisco and the San Francisco Redevelopment Agency for the Rincon Point/South Beach Project area.

Present: Commissioners Coleman, Halsted, Lau, Rudden

Absent: Commissioner Herman

Mr. Conrad presented the three issues which needed to be resolved as of the meeting of June 13, 1984:

1. Defining the areas known as S1 in order to protect the operating efficiency of the Port's maintenance operation, but allows the Agency to meet its BCDC and Cal Boat obligations.
2. To specify language that if the Agency elects to terminate a lease, it will return the property to the condition they received the property, including improvements, excluding the removed piles.
3. To specify language that requires the Agency to notify the Port Commission of any proposed changes to the Redevelopment Plan.

All three issues were resolved with two further modifications: when a parcel is taken down, a value will be placed on same. Port will have the option of accepting monetary compensation or the parcel in the same condition as when taken. Commissioner Halsted also requested language be modified in Section 1Q, page 10 to include any plan change deleting the words "land use".

Mr. Wilbur Hamilton, Executive Director of the Redevelopment Agency, presented a formal statement to the Port Commission, copy attached, which specified, upon successful development "...the Agency will terminate individual leases and return the property to Port management and control".

After ascertaining the City Attorney's assurance that she had reviewed both documents and approved as to form, the President asked for a vote by the Commission. It was moved by Commissioner Halsted to approve, seconded by Commissioner Rudden, passed unanimously.

There being no other business on the agenda, the meeting was adjourned at 2:25 p.m.



Melvin D. Lee, President
Leroy King, Vice President
H. Jesse Arnelle
Charlotte Berk
Anne Halsted
Haig G. Mardikian
Walter S. Newman

SAN FRANCISCO REDEVELOPMENT AGENCY

939 ELLIS STREET • SAN FRANCISCO 94109

ADDRESS MAIL TO POST OFFICE BOX 646 • SAN FRANCISCO, CALIFORNIA 94101

(415) 771-8800

June 22, 1984

REFER TO:

103-19184-170

Dr. Arthur H. Coleman, President
S. F. Port Commission
Ferry Building, Room 283
San Francisco, CA 94011

Re: Port Commission Special Meeting of
June 22, 1984: Agenda Item No. 1,
Option and Lease Agreement
Rincon Point/South Beach Project Area

Dear Dr. Coleman:

At the June 13, 1984 Port Commission meeting at which approval of the above-referenced matter was being considered, there was a discussion regarding the Agency's right to terminate a Lease following completion of development on any individual parcel. The view was expressed by Port staff that the Agency could, and probably would, exercise its right to terminate (thus returning property to Port control) only in regard to those developments which were relatively "unsuccessful" and retain the more profitable ones. This is an issue which I believe is fundamental to the purposes for which the Option is being granted to the Agency, and I think it is sufficiently important to address directly in this letter.

The Agency views the proposed Option and Lease arrangement as a partnership with the Port for the common good of the citizens of San Francisco. The Agency's contribution to this partnership is its experience and ability to make the extensive public improvements required to develop the property and to initiate mutually beneficial private development in accordance with the Redevelopment Plan. Long-term management of developed property is neither consistent with our legislatively mandated role nor within our area of expertise. Accordingly, once we have achieved our common goal of successfully completing the Rincon Point/South Beach Project, including development of the properties which we lease from the Port, and are satisfied that the Project can be maintained, the Agency will terminate individual leases and return the property to Port management.

and control. I am willing to recommend to my Commission
modification of the Lease to that effect.

Sincerely,

Wilbur W. Hamilton
Executive Director

cc: Port Commissioners
Eugene Gartland
Melvin D. Lee

SAN FRANCISCO PORT COMMISSION

JUL 17 1984

MINUTES

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Meeting of June 27, 1984

Next Meeting: July 11, 1984

The San Francisco Port Commission met in regular session. The meeting was called to order by President Coleman at 10:01 a.m. The minutes of the meeting of June 13 and the special meeting of June 22, 1984 were approved by unanimous vote.

PRESENT: Coleman, Rudden, Halsted, Lau

ABSENT: Herman

President Coleman stated the Commission, as its first priority wished to commend the heroic act of two Port employees, Mark Newton and Henry Navarro, in going to the aid of a fellow man when he was under attack in the area of Pier 31. A plaque testifying to their heroism was presented to each of the men, and a round of applause was accorded them.

Returning to the regular agenda, Mr. Gartland proceeded with his report, informing the Commission of the day's meeting with the Finance Committee to respond to certain recommendations of the Budget Analyst. Mr. Gartland solicited the attendance of any Commissioner at this meeting. In addition, Mr. Gartland stated staff has been engaged in various railroad issues both with the Norcal organization and individually with the merger of Southern Pacific and Santa Fe and with service to the Port of San Francisco.

Finance & Administration -

Mr. Conrad presented a number of financial reports to the Commission; the first being refunds and allowances in the amount of \$260,031 for the month of May. Commission moved approval by a motion of Commissioner Halsted, seconded by Commissioner Rudden. Conrad specifically discussed the newest report "accounts receivable aging by revenue type" explaining this report would provide another tool for identifying problem areas. Discussion followed regarding the "revenue and expenditure summary" - Mr. Conrad pointed out that although the projected surplus is \$6.3 million, we can now look for about a \$7 million surplus. Commissioner Halsted questioned why under revenues the figure for utilities is underbudget; it was suggested that it was a matter of timing "of trying to get invoices out", etc. Also, a personnel matter was involved since the employee involved was being replaced.

Mr. Conrad submitted the matter of acceptance of the GTE phone system for Commission review; he indicated the system was fully operational and with acceptance by the Commission, a payment of \$68,864.66 would be forwarded for purchase and installation of the original system. Moved by Commissioner Halsted, seconded by Commissioner Rudden, passed unanimously.

Commission was next requested to consider a sub-lease between Santa Fe and City and County of San Francisco of Port land which would be used for storage of impounded vehicles by the Police Department. Discussion followed regarding monthly rental vis-a-vis the current market rate for such property. Following this, it was moved by Commissioner Rudden, seconded by Commissioner Halsted to approve the sub-lease subject to approval by the City Attorney. Motion was carried unanimously.

Commission was requested to consider the abandonment of green zone parking permits in the vicinity of Piers 15-23 and Pier 26. These permits had been established some years ago to accommodate the needs of ILWU workers parking needs and in the interim these zones have become obsolete. Commissioner Coleman inquired if provision would be made for the longshoremen in closer proximity to Pier 80 and Piers 92-96 where the majority of our cargo handling now is and staff indicated that they are working with the ILWU to resolve this situation. It was therefore moved by Commissioner Lau, seconded by Commissioner Rudden, approved unanimously to abolish certain designated "green zones" for permit holders.

Commission was asked to approve a final contract and work scope for Keyser Marston Associates Inc. as consultants to prepare a Request for Proposal on Pier 45 and Hyde Street Pier. Commissioner Lau inquired about the billing procedures, when asked for an hourly breakdown, do we get "56 hours - Joe Smith or do we get a complete breakdown?" Mr. Rossi indicated that would depend on how he administered the contract and if this were the Commission's wish he could certainly ask for and receive an itemized hourly invoice. After some discussion, it was the Commission's directive that all contractors henceforth provide complete, detailed and substantial breakdown of hours and tasks. Commissioner Lau moved approval, seconded by Commissioner Rudden, passed unanimously.

The next matter was a request to approve a final contract with Williams-Kuebelbeck Associates as consultants to prepare a Request for Proposal on Piers 1½, 3, and 5. With the proviso that this contractor, too, would provide detailed breakdown of invoices, it was moved by Commissioner Rudden, seconded by Commissioner Lau, approved unanimously.

Dr. Rossi next reported on the Fisherman's Wharf taskforce - two matters have been of primary concern, the filling of the ombudsman position, and the acquisition of bleachers. Rossi introduced Mr. Bob Geroutte, who has volunteered to take on this task (unpaid until such time as funds are available) and who will be the Taskforce' eyes and ears and troubleshooter. The bleachers can be rented on a lease basis with the monthly rental applicable to purchase price if we wish to buy this equipment after the trial period is over. Commission unanimously approved a motion by Commissioner Halsted to direct Mr. Gartland to

contract with the firm for rental of the bleachers - at the intervention of the City Attorney, this matter was rescinded as not being properly published on the agenda. The Director within his own authority will handle this matter.

Commission was requested to approve the modification of the contract with Deloitte, Haskins & Sells in the amount of \$50,000 for cash reconciliation of Port and Controller's accounts. Commissioner Lau reiterated his dislike for approving a contract prior to having Human Rights Commission review. Discussion followed regarding delaying the approval until such time as DH&S is certified. It was the decision of the Commission in view of extenuating circumstances to move approval of this contract by motion of Commissioner Halsted, seconded by Commissioner Rudden, approved unanimously. The Director stated that henceforth staff would only bring such professional service contracts to the Commission with Human Rights Commission certification, when possible.

Commercial Property

A new member of staff was introduced to the Commission, Patricia Wilson, who will be working as an Assistant Property Manager; she comes to us from Grosvenor Properties.

License Nos. 10810-10830 were approved by motion of Commissioner Lau, seconded by Commissioner Rudden, approved unanimously.

Discussion followed regarding the rental of the former Port offices. Ms. Schimke indicated some need for further clarification with Continental prior to lease of this property.

Maritime

Commission was requested to approve a contract with Gleason and Associates, Inc. for public relations services in an amount not to exceed \$262,000. Commissioner Halsted asked Mr. Stone for a brief background of Gleason's relationship with the Port. President Coleman affirmed his particular approval of the Wharfside publication for which Gleason's staff has had primary responsibility. It was therefore moved by Commission Rudden, seconded by Commissioner Lau, approved unanimously.

Engineering

Acceptance of work and final payment to Ferma Corp.

This item was deferred until the next Commission meeting due to improper notification in the agenda, at the request of Commissioner Lau, agreed to be City Attorney.

Commission was asked to accept all work and authorize final payment to the contractor, Towill, Incorporated under a contract for hydrographic survey of the San Francisco Waterfront. It was moved by Commissioner Lau, seconded by Commissioner Rudden, approved unanimously.

12. Commission was next asked to accept and authorize payment to the contractor, PACECO, INC. in the amount of \$337,230.50 for supply of the Paceco Portainer container crane. It was moved by Commissioner Lau, seconded by Commissioner Halsted, approved unanimously.

Director Gartland indicated that staff will be providing him with a set of specifications for cranes and in the future these will be circulated to all manufacturers prior to the purchase of crane equipment.

There being no further business, the meeting was adjourned at 11:40 a.m.

SAN FRANCISCO PORT COMMISSION
MINUTES

JUL 30 1984

Meeting of:
July 11, 1984Next Meeting: SAN FRANCISCO
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July 25, 1984

The San Francisco Port Commission met in regular session; the meeting was called to order by President Coleman at 10:02 a.m.

PRESENT: Coleman, Halsted, Lau, Rudden

ABSENT: Herman

The minutes of the meeting of June 27 were approved unanimously. Dr. Coleman commended staff and the Director for the informational session at the July 9 Commission meeting which brought the Commission up-to-date on maritime activities, both current and proposed.

Mr. Gartland reported on the Northern California Ports and Terminals (Norcal) Bureau conference call conducted on June 11, 1984 which voted to support Denver Rio Grande Railroad's proposal to acquire Southern Pacific track and trackage. Copies of the minutes of this conference were submitted to the Commission and will be on file with the Commission records.

Finance and Administration

4. Commission was asked to approve a contract for bond counsel service with Orrick, Herrington & Sutcliffe for the sale of \$42,500,000 in revenue bonds. Discussion followed regarding this firm's credentials which indicate an important familiarity with City procedures through sale of the Airport bonds. Mr. Conrad also reported that both the Controller and the City Attorney recommended Orrick, Herrington & Sutcliffe. Compensation would be on an hourly basis - cost is a not-to-exceed \$90,000 price. This firm has been certified by the Human Rights Commission. Dr. Coleman inquired whether Port should require prior permission for travel by bond counsel, but Conrad responded that bond counsel probably would not be traveling for the Port under this contract. The word "reasonable" was inserted in the last sentence of sec.(c) page 5 to read as follows....."Bond Counsel will bill separately and quarterly for such "reasonable" out-of-pocket expenses." Further, Resolution 84-81 was amended to include the words "not-to-exceed \$90,000" in the final clause. It was so moved by Commissioner Rudden, seconded by Commissioner Halsted, approved unanimously.
5. Commission was requested to approve a policy enabling staff to follow a criteria to determine uncollectibles, seek approval of write-offs, and process write-offs. It was emphasized that staff will continue to recommend write-offs/settlements of accounts through monthly Refunds and Allowances, with final approval from the Commission. It was moved by Commissioner Rudden, seconded by Commissioner Halsted, passed unanimously.

In conjunction with the request for contract with bond counsel, Commission was requested to approve a contract with Paine Webber, for the purpose of having this firm act as financial counsel for the sale of revenue bonds. Mr. Conrad explained compensation under this contract will be on a "commission" basis. Should the entire issue of \$42,500,000 be sold, total fee to this firm would be \$53,750 plus costs connected with the issuance of the bonds, such as printing, distribution, rating services, etc. It was therefore moved by Commissioner Lau, seconded by Commissioner Halsted, approved unanimously.

Planning and Engineering

6. Commission was requested to approve modification #1 to a demolition contract with Ferma Corporation on Pier 80 Shed "B". This involves demolition of a vacant concrete block building which is in the way of the railroad realignment. Motion was made by Commissioner Lau, seconded by Commissioner Rudden, passed unanimously.
7. Commission was requested to approve the award of a contract with Alart Plumbing for installation of backflow prevention devices on water supply lines to Port piers to avoid potential contamination of the City's water system by foreign sources. It was moved by Commissioner Rudden, seconded by Commissioner Lau, passed unanimously.

Commissioner Lau inquired about HRC compliance and the criteria that's used to determine if a contractor is meeting these standards. Discussion followed with the Executive Director indicating that he would discuss this matter with the HRC representative and report back to the Commission.

8. Commission was requested to approve the award of a contract for utility work relative to realignment of the railroad curve at the intersection of Quint and Third Streets. Commissioner Lau commented on the bid prices being fairly close on this contract and inquired about a wide latitude in some bidding. Mr. Kiisk explained that when a project is well-defined, as this one was, much closer bids are forthcoming. Motion was made by Commissioner Halsted to approve, seconded by Commissioner Lau, approved unanimously.

The Director commended Mrs. Rathbone, the Human Rights Commission representative to the Port, for her diligence and excellent work since coming to the Port. The Commission acknowledged his commendation.

9. Commission was asked to consider a contract with a decorating service (Murai) for advice and assistance in selecting furnishings for the new office space, the lobbies, public space, waiting areas. and also to coordinate the Maritime Museum's nautical exhibit. Commissioner Lau asked that the resolution be amended to reflect the Commission approval in concept and that the final contract will be brought back for Commission approval upon certification by Civil Service Commission and approval by City Attorney.

President Coleman asked the record reflect that he abstained from voting on this matter; since it was he who had referred this firm to the Director for consideration as a contractor. Therefore, the motion was made by Commissioner Lau, seconded by Commissioner Rudden, with the ayes: Halsted, Rudden, Lau

Abstained: Coleman

Not present: Herman

10. Dr. Rossi informed the Commission of a request by Dept. of Public Works for comment and statement of position re the closing of Commerce Street from Front to Battery to establish a pedestrian mall. Dr. Rossi indicated he has since learned of a state mall ordinance which could involve or impact on the Port. Therefore no action was asked of the Commission until clarification has been obtained.
11. Director Ron Stone of Maritime requested this item be deferred until the next meeting.

Legal

12. Ms. Karikas requested Commission approve a contract with the law firm of Mihaly, Schute & Weinberger to assist the Port in determining what uses Port land may be put to which are not specified under the Burton Act, and secondly, what action must be taken to enable the use (if any) of Port properties. Ms. Karikas emphasized the need for this assistance since the Redevelopment Agency cannot exercise its option on Port property without such determination being made. The Port itself has always considered potential other uses for future development. It was moved by Commissioner Rudden, seconded by Commissioner Lau, passed unanimously.
13. Continental Development Corp.'s request of Port to support request to BCDC for an extension of time on permit hearing. This matter was considered in executive session.

At the conclusion of the executive session, the Commission approved the passage of res. no. 84-90 which approved an application for a further 30 day extension of time only for the hearing on BCDC Permit Application No. 24-83.

There being no further business, the meeting was adjourned at 11:01 a.m.

SAN FRANCISCO PORT COMMISSION

OCT 2 1984

MINUTES

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July 25, 1984Next Meeting:
August 8, 1984

The regular meeting of the Port Commission was called to order by President Dr. Arthur Coleman at 10:00 a.m. The minutes of the meeting of July 11, 1984 were approved unanimously.

PRESENT: Coleman, Halsted, Herman,
Lau, Rudden

ABSENT: None

Executive Director Gartland requested the Commission to postpone discussion of Item 11 until the next meeting. He then announced the signing ceremony at the South Terminal of the use agreement with China Ocean Shipping Company which would take place after the Commission meeting.

Mr. Gartland reported the committee for the Festa Italiana was requesting use of Pier 45 under the same arrangements as last year and if this is acceptable, he is prepared to agree. There being no objection, Mr. Gartland will inform the committee of this decision.

Finance and Administration -

Mr. Conrad presented various financial reports to the Commission; refunds and allowances in the amount of \$371,836 were approved unanimously by a motion of Commissioner Lau, seconded by Commissioner Halsted.

Commission was requested to consider the matter of the proposed revenue bond sale of \$42,500,000 for which Port will be required to go to the electorate for approval. Mr. Conrad discussed two different ways to attempt to win this approval. One, amending Charter Section 7.300; two, to go to the electorate for approval. Mr. Gartland explained the necessity due to time constraints for approval of both methods with a final decision to be made prior to appearing before the Board of Supervisors. Discussion followed regarding the Airport's experience with seeking and achieving an exemption. It was felt that much of the controversy involved the environmental issue of Airport expansion rather than the principle involved. Commission approved both resolutions so that staff may go forward to the Board. Commissioner Halsted asked that it be made very clear that the uses are for maritime improvement should it go on the ballot. It was agreed that this would be made explicit. It was moved by Commissioner Rudden, seconded by Commissioner Lau, passed unanimously. Public hearing was declared for the purpose of receiving comments on the proposed revenue bond sale.

Mr. Patrick Flanagan, representing Fisherman's Wharf merchants, spoke to this matter detailing a number of concerns which this group has with the proposed uses from the sale of the bonds. He expressed concern with the funding for the breakwater and Jefferson street seawall.

Mr. Flanagan also addressed the matter of a City Planning Rezoning Study which was issued for commercial rezoning of the area which makes no reference to the Breakwater or any aspects of the Fisherman's Wharf Action Plan.

President Coleman thanked Mr. Flanagan for his thoughtful and considered commentary; Commissioners Lau and Halsted concurred with the speaker's remarks insofar as a need to work with the citizen groups and to coordinate any efforts by City Planning consultants with that of the Port. There being no further public testimony, public hearing was closed.

Properties -

Commission was requested to approve license nos. 10821-10832 through 10841 for space located at Pier 35, 52, SWL 332, 340, 345, and the World Trade Club. It was so moved by Commissioner Lau, seconded by Commissioner Halsted, passed unanimously.

Ms. Schimke submitted a new format for presentation of license requests to the Commission and asked the Commission for comment. President Coleman indicated the Commission would review the new format for their comment.

Commission was next asked to adopt a new rate schedule for parking stall rentals. Ms. Schimke indicated a survey of rates for neighboring parking lots has been completed and the result revealed our rates as being well below market rate. Therefore, staff is requesting an increase to eliminate this discrepancy. It was moved by Commissioner Halsted, seconded by Commissioner Lau, passed unanimously.

The matter of a policy for parking meter collection was introduced by Mr. Conrad to the Commission, in response to concerns of auditors for improving internal controls for collection. The procedure was detailed, with the Commission voting unanimously to approve this policy by a motion of Commissioner Rudden, seconded by Commissioner Lau.

Maritime -

Mr. Stone requested the approval to sign a four-year use agreement with China Ocean Shipping Co. (COSCO) which is a culmination of a year long negotiation with this company and which makes San Francisco COSCO's Northern California port of call. Commissioner Lau congratulated Mr. Stone and Mr. Gartland for their diligence in bringing this to fruition. It was so approved by motion of Commissioner Rudden, seconded by Commissioner Lau, passed unanimously.

Legal -

The matter of Item 12 - settlement of Federal Maritime Commission suit was deferred.

There being no further business, the meeting was adjourned at 10:51 a.m.

OCT 2 1984

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SAN FRANCISCO PORT COMMISSION

MINUTES

Meeting of August 8, 1984

Next Meeting: August 22, 1984

The San Francisco Port Commission met in regular session. The meeting was called to order by President Coleman at 10:05 a.m. The minutes of the meeting of July 25 were approved by unanimous vote.

PRESENT: Coleman, Halsted, Rudden

ABSENT: Herman, Lau

Executive Director Gartland began his report by stating that the matter of revenue bonds had been approved by the Board of Supervisors for placing on the November ballot. This is the revenue bond issue of \$42,500,000 for capital improvements to the Port of San Francisco. He further remarked that Item No. 13 on today's agenda is an emergency matter. The Port's dredge is presently out of service but Capt. Osborne has been working on this matter and will be coming in with recommendations within the next few days on a long-term dredging program.

He requested that Items 10 and 12 on today's agenda be put over for two weeks. President Coleman asked if there were any objections, since there were none, Items 10 and 12 were continued to the Port's next regular meeting (August 22, 1984).

Finance and Administration

Jack Conrad mentioned there was an error on the bottom right-hand side of the Revenue & Expenditure Summary under "Surplus". The figure shown, i.e., \$6,824,046.00, should be \$7,124,000. He stated that corrected sheets had been handed out to all the Commissioners. Mr. Conrad further remarked that the City Controller had not closed his books yet. There can be an adjustment on this, if an adjustment is necessary. He alerted the Commissioners to the fact that this report is on a cash basis while the annual report is on an accrual basis. There was a 7.1 surplus for the year ending June, 1984, per this report, but the numbers for the annual report would be somewhat different...but hopefully it will be close to a wash considering the difference between a cash report and an accrual report.

Finance and Administration (continued)

Dr. Coleman remarked that maritime has decreased in terms of its revenue which is understandable. He noted a significant increase in revenue is due to the interest collected on our funds. In the future, he said, we hope to get maritime rolling again so it will carry its share of the weight and we will not have to depend on interest income. Overall, he said he thought a tremendous job was being done by the Port staff. He also mentioned that the reduction in expenditures is very impressive.

Mr. Conrad's financial reports were for information only, no action was taken.

Jack Conrad remarked that the MBO assessments had been completed and required to be submitted to the Mayor. If there were any questions regarding the MBO packet which had been submitted to the Commission meeting, he would be glad to answer them. He further went on to say, in response to Dr. Coleman's remark about not monitoring the MBO of maintaining less than a 10% error in figures, they had found there was an average of 5,000 entries a month being made; thus, it wasn't practicable to keep a number count of everything entered. Even with 18 clerks, it was turning into a fulltime job for just one person.

Approval of the 1983-84 MBO assessments was moved by Comm. Halsted, seconded by Comm. Rudden, passed unanimously.

Commercial Property

Commission was requested to consider the matter of approving license Nos. 10844, 10845 and 10846. License No. 10844 is for Hornblower Yachts, a charter boat service with main offices in Berkeley. This boat would be a 750-passenger boat named the City of San Francisco, docked at the Port of San Francisco. The Property Department found a location for them between Piers 31 and 33 along the bulkhead. There is also a parking lot franchise in that same area and it was proposed to transfer the parking franchise to the Hornblower people because the parking there is essential to their business. Hornblower would operate the lot as a revenue lot and the rental amount proposed would maintain the Port's present income from the parking lot.

The monthly rental (after the first start-up months through April 1985) would be \$12,000 versus 7% of the charter boat revenues and 75% of the parking revenues. The effective date of the start of their lease would be October 15, 1984. For

start-up months, the monthly rate would be \$10,000 (in consideration of their capital improvements outlay and particularly because their term begins in the low revenue period of the year).

The other two licenses were for office space in the Ferry Building for offices that had recently been vacated by the Port staff.

Upon motion by Comm. Halsted, seconded by Comm. Rudden, approval of License Nos. 10844, 10845 and 10846 was unanimous.

Commission was next asked to adopt a new rate schedule for rental rates for Piers 42 and 24. Upon being informed that Pier 42 is soon to be vacated and Pier 24 is being rented on a 30-day tenancy (license) only, it was so approved by motion of Comm. Halsted, seconded by Comm. Rudden, and passed unanimously.

Engineering and Maintenance

Capt. Arthur Osborne remarked that the sidewalk along the Jefferson Street Seawall was subsiding and about to fall into the Bay, and they wanted to start work between October 1984 and June 1985. Traffic would be reduced to two lanes only. It will be very difficult for the merchants on the street when work begins but they were being cooperative with the Port on coordination of the work. Approval to advertise the bids for this rehabilitation work was moved by Comm. Halsted, seconded by Comm. Rudden and passed unanimously.

Capt. Osborne advised the Commission he had received quotes on the emergency maintenance dredging and he requested the go-ahead to contract for the dredging with Smith-Rice, a private company. He stated they could proceed with the work on an emergency basis before they had the approval of the Board of Supervisors. Executive Director Gartland remarked that Capt. Osborne had done a great job in getting this quote from Smith-Rice. The figure quoted for the dredging was a sum not to exceed \$210,000. Upon motion made by Comm. Halsted and seconded by Comm. Rudden, the request was unanimously approved.

Planning and Research

Dr. Randall Rossi advised the Commission the source of \$40,000 being expended on the Phase II Working Drawing by ROMA Architects, was the Port's Operating Fund; all other

funds (\$100,000) for this phase of work on Pier 7 had come from the San Francisco Recreation and Park Department. The request for authorization to proceed on Pier 7 Phase II Working Drawings by ROMA Architects was unanimously approved by a motion of Comm. Halsted, seconded by Rudden.

President Coleman then read a letter from Bob Katz of The Telegraph Hill Dwellers congratulating the Commission, Port staff and architect on an especially well-conceived project (Pier 7). The congratulation of Bob Katz was received by the Commission.

Maritime

Ron Stone commented that with regard to the requested approval of the 5-year use agreement with Columbus Line, he was also requesting approval to permit the Executive Director to make any necessary refinements of language needed without making any substantive changes. The reason for the request was that in the last few days, Columbus Line and the Port staff had had a few word changes in the agreement. These changes have been approved by the City Attorney. Upon motion made by Comm. Halsted and seconded by Comm. Rudden, it was unanimously approved.

Executive Session

The Commissioners then met in closed Executive Session. Upon returning to an open meeting, the recording secretary was advised by Angela Karikas, Port Attorney, that the following action had been taken: Settlement of the Federal Maritime Commission (FMC) suit entitled Alaska Maritime, et al., v. Port Anacortes, et al., Case No. 83-84, had been approved by the Commission. Also, the Commission had considered a request by Continental Development Corp. for an additional 30-day extension of their permit application before BCDC, which was granted by the Commission.

There being no further business, the meeting was adjourned at 10:45 a.m.

OCT 2 1984

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MINUTES

Meeting of August 22, 1984

Next Meeting: Sept. 12, 1984

The San Francisco Port Commission met in regular session. The meeting was called to order by President Coleman at 10:05 a.m. The minutes of the meeting of August 8, 1984 were approved by unanimous vote.

PRESENT: Coleman, Halsted, Lau, Herman, Rudden

ABSENT: None

Executive Director Gartland began his report by stating that Ron Stone and Capt. Arthur Osborne were not present at the meeting. They were in Chicago at a Transtrade meeting and from there would go to Peoria to meet with Caterpillar Tractor, one of the largest shippers in the Bay Area (through Lykes Bros.) to see what the requirements are to ship Caterpillars out of the Port of San Francisco.

They have also been working the past week on putting together a package to each of the two railroads, Santa Fe and Southern Pacific. There were some items in the package which were still open and should be put into a written agreement protecting the Port for years in the future. The letter to each of the railroads stated we would expect to hear from them within a week, and upon hearing from the railroads it was expected that extended discussions and negotiations would take place. He stated that they had also received from their marketing consultants, Triumph Marketing, a proposal which would be presented to the Commission in the near future, for the use of Piers 30-32 for import automobiles.

Finance and Administration

Jack Conrad gave his reports. The first was the Accounts Receivable Report, for Period Ending July 31, 1984. We are still collecting less than we are billing - approximately 92%, which is an increase over 87% for the previous month. Traditionally, the Port has sent out invoices even to those to whom we do not have to send invoices, and if the invoices go out late, some of the customers "hide" behind that. Based on his past experience, if we get down to 95-96% on a regular basis, we are getting the norm.

The second report was Refunds & Allowances, July, 1984. Upon motion made by Comm. Lau, and seconded by Comm. Herman, the Refunds & Allowances Report was unanimously approved.

The third and fourth reports given, "Status of Accounts Receivable-Sixty Days and \$5,000" and "Sales and Rent Report, June 1984", along with the first report, i.e., Accounts Receivable, were for information only. Mr. Conrad remarked in passing, that the total sales for the year increased about 10% and the total rent increased about 11%.

Mr. Conrad next spoke about the 9.069% increase in salary for uniformed members of the Fire Department. This increase, he said, had been approved by the Board of Supervisors and the Fire Commission had requested that the Port Commission provide an additional \$90,323 in support of Fire Department operations at the Port, (referring specifically to the fireboat "Phoenix"). Comm. Halsted moved, Comm. Herman seconded, and the motion passed unanimously.

Commercial Property

Dorothy Schimke discussed briefly Licenses and Leases Nos. 10847, 10848, 10849, 10850, 10851, 10852 and 10853, and upon motion made by Comm. Halsted, and seconded by Comm. Lau, the above-numbered licenses and leases, Item 6 on the Agenda, were unanimously passed.

Engineering and Maintenance

Vello Kiisk requested Commission approval to modify the contract with Ferma Corporation at Pier 80, to include the grading of a 7-acre parcel of land at Pier 94 for chassis storage. There was not going to be any charge as they would do it in exchange for the Port giving them some steel scrap metal which the Port has been trying to give away for years. Authorization was unanimously given for this upon motion made by Comm. Herman and seconded by Comm. Halsted.

Mr. Kiisk then mentioned that certain relocation work of gas lines and power poles at Piers 94/96 was being done by PG&E, which work would cost approximately \$67,000. Authorization for PG&E to proceed with this work at an estimated cost of \$67,000 was unanimously approved after motion made by Comm. Halsted, seconded by Comm. Herman.

Maritime

It was requested by Executive Director Gartland that Port Commission action on the Forest Terminal Corp. 10-year lease be put over for two weeks to the next Commission meeting.

Janet Davis explained to the Commission the contributions that SITMAR LINES had made to the Port. For instance, one of the things they were doing was hosting a luncheon aboard the SS FAIRSKY on Sept. 8, 1984, which had a potential of raising the sum of \$37,500 for the Friends of the Port. At her request that the resolution commending Sitmar Lines be passed, upon motion made by Comm. Rudden and seconded by Comm. Herman, it was unanimously passed.

Executive Session

The Commission then met in Executive Session, and upon the recording secretary's return to the room, Angela Karikas informed the secretary they had met for the purpose of discussing the Ferry Plaza project, and no action was taken.

There being no further business to come before the meeting, it was adjourned at 10:45 a.m.

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Special Meeting of September 5, 1984

The special meeting of the San Francisco Port Commission was called to order at 9:35 a.m. by President Coleman.

PRESENT: Commissioner Coleman, Halsted,
Lau, Rudden

ABSENT: Commissioner Herman

Dr. Coleman indicated the matter for discussion was the request by Continental Development Corp. for a three-day extension of time for the hearing on Permit Application No. 24-83 which is to be held on September 20, 1984. Dr. Coleman asked Mr. Gartland to present this matter to the Commission. Ms. Karikas, the Deputy City Attorney, requested the Commission to go into executive session for purposes of discussing this matter.

At the conclusion of this discussion, the Commission returned to an open meeting - the City Attorney advised the recording secretary the Commission approved the request for the extension of time for three days only for the purpose of enabling BCDC to schedule the hearing on Permit Application No. 24-83 at its regularly scheduled meeting of September 20.

There being no further business, the meeting was adjourned at 10:05 a.m.

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OCT 19 1984

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SPECIAL MEETING: September 19, 1984

The Port Commission met in special session to consider approval of an agreement between Continental Development Corp. and the Port regarding withdrawal of Bay Conservation and Development Commission permit application no. 24-83.

PRESENT: Commissioner Halsted, Lau, Rudden

ABSENT: Commissioner Coleman, Herman -

Commissioner Rudden, Acting President, called the meeting to order, and invited public testimony on the matter on the agenda. Mr. Gene Mays, of Continental, offered to answer questions from the Commission regarding his company's decision not to sign the agreement, contending "the agreement to be one-sided and unfair". It is Continental's contention that this agreement was not representative either of the tenor or the content of the meeting in the Mayor's office on September 14. Mr. Fred Pillon, of Orrick, Herrington & Sutcliffe, also addressed the Commission requesting the Commissioners agree to join with Continental in withdrawing the permit application but not requiring Continental to execute and sign an agreement and release. Mr. Pillon alleged that "but for the actions of the Port, in requesting a letter re the use of eminent domain, the BCDC permit for the Ferry Building Project would have been obtained months ago".

At the conclusion of this testimony, the Commission withdrew at 10:00 to executive session. The meeting reconvened at 11 o'clock a.m. Ms. Karikas, City Attorney, reported the Port Commission met in executive session to consider the request of Continental Development Corporation to approve withdrawal of its application for a permit before BCDC. The Commission denied the request for approval in view of the fact that Continental has failed to commit to resolving the long term leaseholds of Limbach, Limbach & Sutton and the World Trade Club within a time certain.

There being no further business, the meeting was adjourned at 11:08 a.m.

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OCT 31 1984

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M I N U T E S

Meeting of: October 10, 1984

Next Meeting: October 20, 1984

The Port Commission met in regular session - the meeting was called to order by President Coleman at 10:10 a.m. The minutes of the meeting of September 19, 1984 were approved by unanimous vote.

PRESENT: Coleman, Halsted, Herman, Lau, Rudden

ABSENT: None

Executive Director requested the Commission consider Items 13 and 14 as its first priority and this was so ordered. The Commission appointed Elizabeth Day as its Secretary by motion of Commissioner Halsted, seconded by Commissioner Lau, approved unanimously.

The Commission was asked to authorize sale of \$42,500,000 in revenue bonds, and to approve the Official Statement and Bond Resolution. Following a brief explanation by Mr. Conrad, President Coleman requested a minor change on page 8 in a statement listing him as serving on the Board of Directors of Fidelity Savings and Loan and the Bank of San Francisco. This will be corrected to reflect Dr. Coleman having "formerly served" since he has resigned as a Director of the Bank of San Francisco, and Fidelity Savings no longer exists.

Mr. Richard Salladin, of Orrick, Herrington & Sutcliffe, responded to Commission's request for clarification of arbitrage. Salladin stated the reference dealt with a general promise not to use the proceeds of the bond issue in any way which would violate the Internal Revenue Code thereby allowing the bonds to become tax exempt. There being no further questions, it was moved by Commissioner Rudden, seconded by Commissioner Halsted, passed unanimously to approve the Second Supplemental Resolution authorizing the issuance of \$42.5 million in revenue bonds, (which updates previous bond sales), Resolution 84-121 authorizing sale of bonds, and Resolution 84-125 approving the supplemental appropriation which will be submitted to the Board of Supervisors.

Mr. Gartland reported staff is negotiating with the Southern Pacific Transportation Co. for permanent "reasonable rail service at equitable prices". He also reported that the newly modified container terminal (ICTF) was inaugurated on Friday, and this week would handle 80 containers at once - the largest container movement in current Port history.

Mr. Gartland also informed the Commission of a Port water tour which was conducted for the benefit of BCDC for the purpose of familiarizing this agency with Port's proposed plans for the lands under our trust.

Finance & Administration

7. Dr. Rossi introduced the matter of a change in the Fisherman's Wharf Action Plan which would delete residential use in the development of Pier 45, indicating the basis for such change was predicated on some question of the legality of residential use and also the prohibitive cost of such development would limit the availability only to the more affluent. The purpose of today's hearing was to seek public comment about such development on Pier 45.

Christopher Martin, president of Fisherman's Wharf Merchants Association and manager of The Cannery, stated that due to the short notice his association was not prepared to comment on the changes at this time. It was his hope that the same public participation would be encouraged in any proposed changes as had been allowed for developing the Fisherman's Wharf Action Plan.

Russian Hill Improvement Association President Edward Van Egri spoke to the matter citing his organization's concern were threefold - money, traffic, lights and noise. He commented that residents of the area had adjusted to the idea of residential use and felt a change to hotel development would likely result in the same level of traffic.

Commissioner Halsted interjected the possibility of reconvening the citizens advisory group originally involved in developing the plan. Commissioner Herman inquired as to other options available if not residential. The director responded that some sort of commercial development which would not be in competition with other present users in the area. Commissioner Herman asked for an authoritative opinion on whether a saturation point has been reached with respect to restaurants and hotels.

Mr. Edward Faulkner, of Seaco, a development firm, stated his firm was very interested in a top quality hotel on the pier, definitely upmarket.

Following further discussion, it was the decision to place this matter on the Commission agenda for second hearing basically on what type of commercial development would be acceptable in lieu of residential use.

4. Mr. Conrad requested the Commission approve refunds and allowances in the amount of \$460,560 for the month of August; and it was moved by Commissioner Herman, seconded by Commissioner Lau, passed unanimously.

The Sales and Rental Report for July was submitted to the Commission for review. Discussion followed with reference to increased sales figures.

Mr. Conrad requested Commission approval to amend the Williams-Kuebelbeck Associates contract in the amount of \$2,800 for the purpose of conducting a developers seminar. The Director would like prospective developers to have an opportunity for comment on the validity of the Request for Proposal prior to its release. The Commission by a motion of Commissioner Herman, seconded by Commissioner Lau, approved unanimously.

Mr. Kutnick, Controller, asked for Commission approval to modify Port contract with Creative Computer Solutions, in the amount of \$30,000.00 for preparation of enhancements to the Port's payroll system. It was moved by Commissioner Rudden, seconded by Commissioner Herman, passed unanimously.

Commission approved a sublease between Atchison, Topeka & Santa Fe Railway and ABC Towing for almost four acres of currently unused land for use as an auto impound yard for the towing company, by a motion of Commissioner Rudden, seconded by Commissioner Herman, passed unanimously.

Commission approved license nos. 10856-10861 for rental at various locations

Commission was next asked to consider a special reduced community rate for use of Pier 45 by the Fisherman's Wharf Tenants Association and Toymakers Fair Inc. for an event to be held on November 23, 24, 25. unzio Alioto spoke for the Tenants' Association as co-sponsor of the Toymakers Fair. Alioto stated his association was a non-profit organization and the proceeds of the benefit would go to improvements of the area, which would benefit not only the tenants but the Port as well as the City

Commissioner Herman questioned Mr. Alioto about the statement in the Fair's published program that the net income will go to children's charities. Mr. Alioto answered affirmatively, that this had been stated in the promotional literature. Herman asked for background on the other principals in the venture, and Mr. Conrad, Port Finance Director, said he was still waiting for Toymakers' attorney to submit evidence of the group's non-profit status and a budget for the event.

Commissioner Halsted inquired about the expected revenue and was informed it would be between two and three hundred thousand dollars, gross. Commissioner Halsted asked for more specifics from Mr. Alioto on the types of toys which would be exhibited, what other merchandise would be on sale, etc. Following further discussion on other community groups who are using the facilities and paying the regular rate (i.e. Special Olympics) it was the decision of the Commission to postpone a final decision until the required information has been furnished regarding specifically which charities will benefit from the event and further background of the backers involved. The Commission will consider the matter at a special meeting on Saturday, October 20, since there was concern expressed by Mr. Alioto about a possible cancellation due to any prolonged delay.

Maritime

11. Forest Terminal lease for Pier 48 was put over for the next regular meeting.
12. Mr. Gartland requested the Commission approve the declaration of an "emergency project" enabling staff to proceed with the paving of 7½ acres at the San Francisco Container Terminal-South. It was explained that this was necessitated by Evergreen Marine's urgent need for additional paved space adjacent to its operation. It was therefore moved by Commissioner Rudden, seconded by Commissioner Herman, approved unanimously.

There being no further business, the meeting was adjourned at 11:45 a.m.

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MINUTES

Meeting of: October 24, 1984

Next Meeting: November 14, 1984

President Coleman called the meeting to order at 10:00 a.m. and asked for a motion to approve the minutes of the meeting of October 10, 1984. Commissioner Halsted made a motion to approve, seconded by Commissioner Lau, approved unanimously.

PRESENT: Coleman, Halsted, Herman, Lau, Rudden

ABSENT: None

Executive Director reported signing a trade pact with the Province of Quongdong, China on behalf of the City and County of San Francisco which should greatly benefit both the Port and the City, as well as the Chinese province. Further, Mr. Gartland reported a press conference scheduled for tomorrow at which Lykes Steamship Lines will announce its increased service to San Francisco. In addition, the Director reported on his appearance before the Civil Grand Jury which annually reviews all City agencies and departments.

The Director drew particular attention to the signing of a 5-year use agreement with Evergreen Lines, which was accomplished after long and arduous negotiation on the part of both Mr. Stone, and Dr. Coleman. Mr. Gartland congratulated both on their successful efforts.

President Coleman indicated he would first report on the outcome of the special meeting of October 20 in which the matter discussed was a request by the Toymakers Fair, Inc. for use of Pier 45 at a reduced community group rate. Dr. Coleman called on Mr. Nunzio Alioto, representative of Fisherman's Wharf Port Tenants' Association, for a statement.

Mr. Alioto, reported the Board of Directors of FWPTA, agreed by a unanimous decision to relinquish claim to any proceeds from the Toymaker Fair event. This was in accordance with the requirements of the Port Commission reached at the special meeting which specifically ask for the withdrawal of this association from any participation in the proceeds from this affair.

Dr. Coleman confirmed that it was the unanimous decision of the Commission to grant the special rate as requested for this event, and accepted the withdrawal by the Fisherman's Wharf Port Tenants' Association as a condition of this permission.

Finance and Administration

4. Mr. Conrad presented two financial reports for the information of the Commission; 1) sales and rental report; and 2) a final reconciliation to the FAMIS system of our revenues and expenditures.

Commercial Property

5. Commission was asked to approve the month-to-month licenses as listed herein: #10863, 10864, 10865, 10866, 10868 for property variously located at Pier 33, the Agriculture Building, and the World Trade Center. Commissioner Lau moved approval, seconded by Commissioner Rudden, passed unanimously.
6. Commission considered and approved an agreement between Harbor Carriers and Harbor Bay Isle Association for temporary use of ferry slip no. 201 to test and demonstrate the feasibility of hovermarine operations on San Francisco Bay.

Commissioner Halsted inquired whether the environmental impact requirements were being fulfilled; the assurance was given that the regulatory process was being accomplished by the responsible parties, i.e., Harbor Bay Isle Association.

It was therefore moved by Commissioner Lau, seconded by Commissioner Rudden, passed unanimously to approve this agreement.

7. Mr. Steven Zeltzer addressed the Commission on the matter of "alleged lease violations" at Fisherman's Wharf, contending the seriousness of these "violations", e.g., harassment of union strikers, paying less than union wage, behooved the Commission to take action. It was also Zeltzer's contention that the Port has a responsibility to protect the employment rights of union workers against those who would bring into the City non-union labor or those who would work for below union wages. He cited San Francisco Airport Commission's effort to include prevailing wages as part of their lease agreements, suggesting Port Commission should consider similar language in its leases.

Mr. Jack Gribbon, employee of Scoma's Restaurant, and a member of Local 2, read a statement citing sections of lease agreements with five Wharf restaurants, Scoma's, Pompei's Grotto, Tarantino's, Fisherman's Grotto #9 and the Franciscan, which were being violated and requested an audit immediately to determine if these restaurants are realizing a "maximum economic return" as proscribed by lease terms.

Further testimony was taken from Michael Welch, business representative of Local 2, who informed the Commission about an alleged incident involving the use of pesticides in planter boxes at the Franciscan restaurant, causing the pickets grave physical discomfort. Mr. Welch stated that the Public Health department was notified and confirmed that a toxic substance was being used, and ordered the restaurant's manager to cease its use.

Commissioner Lau asked what steps could be taken by the Commission to alleviate this situation; President Coleman advised the Commission would follow its established policy - investigate the charges, substantiate or dispute them, and direct staff accordingly.

President Coleman denied further testimony since both sides to this dispute were not present and therefore he felt it unfair to allow unsubstantiated charges without representation from both parties.

Commissioner Herman echoed Commissioner Lau's concern that the Commission monitor the situation and do whatever is necessary to eliminate a potentially dangerous situation and provide the workers with a safe picket line.

Maritime

8. Commission was asked to approve a contract with Triumph Marketing to provide technical guidance in developing strategy and programs to improve the Port's competitiveness in intermodal cargo movements. Discussion followed with regard to compliance with Human Rights standards; it was therefore moved by Commissioner Halsted, seconded by Commissioner Herman, approved unanimously, subject to Human Rights Commission compliance.
9. Commission approval was requested for a five year use agreement with Evergreen Marine Corporation, which commits Evergreen to San Francisco as its port of call for Northern California, in exchange for a share of tariff revenue derived from Evergreen operations. Evergreen additionally guarantees a minimum annual thruput of 22,500 TEU's.

It was moved by Commissioner Rudden, seconded by Commissioner Lau, approved unanimously, conditioned upon City Attorney approval.

10. Commission was requested to approve a one year lease agreement with General Electric for Pier 50 Shed A, for the purpose of assembly of passenger cars for delivery to Caltrans. Commissioner Herman inquired if this use was maritime commerce as had been agreed would be the use for Pier 50 sheds. Mr. Stone explained that this did constitute maritime commerce since the rail cars will be discharged by ship, with final assembly of wheels, upholstery, etc. being accomplished at the shed. Commissioner Herman moved approval, seconded by Commissioner Lau, approved unanimously, subject to City Attorney's approval.

Engineering & Maintenance

11. Commission was requested to award a paving and grading contract to the firm of McGuire & Hester as low bidder for the amount of \$402,988. This work is required to handle the expanding operation at Pier 94 of the tenant, Evergreen Lines. It was moved by Commissioner Herman, seconded by Commissioner Lau, approved unanimously. This company is in compliance with the affirmative action requirements of Human Rights Commission.

Commissioner Lau suggested asking Human Rights Commission to tell us what kind of standards are used to establish if sub-contractors are qualified but also for a follow-up to determine if they are adhering to these standards. For the future, the Human Rights Commission representative will be present at all Commission meetings to answer any questions on compliance standards and follow up procedures.

12. Commission approval was requested to modify the contract for clean up of Piers 30/32 with Iconco of California and to authorize final payment for this work. It was so moved by Commissioner Lau, seconded by Commissioner Rudden, passed unanimously.
13. Commission approval was asked for a modification for the contract with Redwood Painting Company to reflect a change in color scheme, which should increase visibility of this equipment.

It was moved by Commissioner Rudden, seconded by Commissioner Herman, passed unanimously.

14. In conjunction with Item 12, Commission was also asked to accept all work and authorize final payment to Crosby & Overton for the hazardous materials phase for clean up of Pier 30/32. It was moved by Commissioner Lau, seconded by Commissioner Herman, approved unanimously.

15. This item was put over for consideration at the next regular Commission meeting.

16. Commission was requested to approve two agreements with the Corps of Engineers relating to construction of Fisherman's Wharf breakwater. One, Local Cooperation Agreement, dealing primarily with the responsibilities of both Port and the Corps, and cost sharing, and the second, is primarily concerned with the method of transferring Port funds, constituting Port share of the cost, to the Corps.

It was so moved by Commissioner Lau, seconded by Commissioner Halsted, approved unanimously.

17. Commission approval was sought to award a contract for construction for repairing the Jefferson Street Seawall. Bids for this contract were opened on October 3, 1984 and the low bidder was Kiewit Pacific. It was therefore moved by Commissioner Halsted, seconded by Commissioner Rudden, passed unanimously.

Further, in relation to Human Rights compliance, Commissioner Lau and Commissioner Halsted are to be contacted by Human Rights Commission representative, Mrs. Rathbone, to provide a profile of subcontractors.

There being no further business, the President adjourned the meeting at 11:05 a.m.

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MINUTES

Meeting of: Nov. 14, 1984

Next Meeting: Dec. 12, 1984

President Coleman called the meeting to order at 10:04 a.m

PRESENT: Coleman, Halsted, Rudden

ABSENT: Herman and Lau

President Coleman commented on the explosion aboard the Tanker Puerto Rican while it was in the San Francisco Bay, and stated that some of the men who were involved in that incident should be commended by the Commission. He mentioned Capt. William Meyer and Capt. James Nolan. Capt. Nolan was the person who was blown off the ship and who, despite severe injuries, saved the life of the Third Mate. President Coleman read the formal commendation plaque, which was presented to Capt. William Meyer, as follows:

"The Port Commission of San Francisco commends the valor and heroism of Captain James S. Nolan, San Francisco Bar Pilot, and the boat crew of the pilot boat San Francisco. To Captain Peter Kroll, and to his men James Boulier, Roy Bradshaw, Joseph Zygay, and Fritz Minder, for their heroic action in saving lives at the time of the explosion of the tanker Puerto Rican, the Commission extends a most sincere 'well-done'."

2. At the conclusion of the plaque-awarding ceremony, Director Gartland began his report. He asked for the Commission's approval to extend the management agreement with California Stevedore & Ballast for a portion of North Terminal for a period of 5 years, with a total of 5 years in options, and reduce the level of compensation to CS&B, for the purpose of being able to enter into direct revenue-sharing agreements with steamship lines. Mr. Gartland stated that they had just received certain language from counsel in Washington, D.C. having to do with competition and the Port's counsel had not yet had an opportunity to review it, but that the language should be inserted in the agreement, and asked for the Commission's approval. Comm. Rudden moved that the agreement with the special language modification be approved, Comm. Halsted seconded, and the motion was unanimously approved.
(Resolution No. 84-125)

3. He next requested approval to extend the basic term of agreement with Lykes Bros. Steamship Lines from June 1985 to December 1986, increase tonnage guarantee, and increase revenue-sharing to 50 percent of wharfage and dockage. Comm. Rudden moved, Comm. Halsted seconded, and the basic term agreement with Lykes Bros. Steamship Lines was unanimously passed. (Resolution No. 84-126)

4. He then requested approval to assign interests of National Galleon Shipping Co. to National Shipping Company of the Philippines, since all the assets and liabilities of National Galleon had been assigned to this new entity. Comm. Rudden moved, Comm. Halsted seconded, and the motion passed unanimously. (Resolution No. 84-127)

5. Director Gartland requested authority to enter into a license for the "Cotton Shed" at Pier 92 with California Stevedore & Ballast for the handling of fish meal. Normal tariffs apply except the Port will charge rent in lieu of demurrage. Comm. Rudden moved, Comm. Halsted seconded, and it passed unanimously. (Resolution No. 84-138)

6. He then asked for approval to enter into a 5-year Terminal Revenue sharing agreement with Nedlloyd Lines at 40 percent discounted rates for wharfage and dockage. Comm. Rudden moved, Comm. Halsted seconded, and the motion passed unanimously. (Resolution No. 84-140)

7. With respect to Item 22 on the agenda, i.e., requesting the Port Commission's approval of participation in a study of the Bay Belt Railroad System, Director Gartland said they had had a meeting with Port of Redwood City, Santa Fe, Union Pacific, and Southern Pacific, and at that meeting a number of railroads agreed to participate in the study. The maximum cost would be about \$80,000 for the study. He mentioned that they had not yet received a proposal back from Triumph Marketing which had been asked to do the study. He mentioned that Redwood City and the Port of SF would pay up to \$40,000 of the cost of the study; Union Pacific would pay between \$15,000 and \$20,000 for the study as would Santa Fe. Southern Pacific would furnish to the study all the information they had at their disposal but would not contribute financially, since it was their position that their administrative costs would far exceed \$15,000 to \$20,000. Director Gartland went on to say our maximum exposure would probably be \$20,000 and he expected the

study to be completed within the next 30-60 days. Comm. Rudden moved, Comm. Halsted seconded and it passed unanimously. (Resolution No. 84-149)

At this point, President Coleman said he would adjourn the meeting for a few minutes so that he might talk to Director Gartland before the Director left on his trip to the Far East.

At 10:25 a.m., the meeting reconvened. Upon motion, the minutes of the last meeting were approved.

Finance and Administration

8. Financial Information Reports. Mr. Jack Conrad presented various financial reports. On the Refunds and Allowances Report for the month of Sept., Comm. Rudden moved, Comm. Halsted seconded, and the Commission unanimously approved it.

9. Janet Davis of Friends of the Port then addressed the meeting and discussed the program for children (3,000) on December 12, requesting approval of the use of the shed at Pier 45 for the program. Dr. Coleman remarked that the program had been very successful last year. Comm. Rudden moved, Comm. Halsted seconded, and the motion was unanimously passed. (Resolution No. 84-141)

10. Jack Conrad discussed the request for supplemental appropriation of \$920,000 to account for increases in real property and liability insurance premiums. The question was asked where the money would come from for this \$920,000. Mr. Conrad stated it would come out of the Port's surplus fund. Rudden moved, Halsted seconded and the motion was unanimously approved. (Resolution No. 84-150)

11. Mr. Conrad asked approval for entering into a contract with Creative Computer Solution which is a sole vendor. Comm. Rudden moved, Halsted seconded and the motion unanimously passed.

12. Mr. Conrad then asked for approval for another contract with Creative Computer Solutions to provide software

maintenance services and appropriate training of Port staff. He mentioned that the Port wanted to eventually get an in-house person to provide software maintenance, but so far the request has not survived the budget process. Rudden moved, Comm. Halsted seconded, and the motion unanimously passed. (Resolution No. 84-152)

13. Commercial Property

Dorothy Schimke requested approval of conditional assignment of Lease L-10540 to Great Pacific Savings & Loan Assn. (Resolution No. 84-148), and approval of license and lease Nos. 10869/70/71/72/73 and 76. Upon separate motions made by Comm. Rudden, seconded by Comm. Halsted, these two motions were unanimously passed.

14. Maritime

Mr. Ron Stone told the Commission about extending the agreement with Container Freight Station until July 1, 1986 with California Stevedore & Ballast at Pier 80 at the current terms and conditions. Upon Comm. Rudden's motion, with Comm. Halsted's second, the motion unanimously passed. (Resolution No. 84-124)

Mr. Stone mentioned that the Forest Terminal Lease matter would be carried over to be acted upon at the next meeting in December. (Resolution No. 84-108)

Engineering and Maintenance

15. Vello Kiisk requested approval of modification #2 to Standard Agreement No. 1223 with Inspection Engineering and Testing reflecting a change in contract completion date. Upon motion made by Comm. Rudden, seconded by President Coleman, it was unanimously passed. (Resolution No. 84-142)

16. The Commission was asked to approve a work contract award to Mitchell Plumbers on an emergency basis for the repair of broken sewer line on Amador Street since this work cannot be performed by Port's maintenance forces nor by Dept. of Public Works. Comm. Rudden moved, Pres. Coleman seconded, and the motion was unanimously approved. (Resolution No. 84-143)

17. Mr. Kiisk then requested Commission approval of modification #3 and acceptance of all work under Port Contract No.

2513 with Ferma Corporation for the removal of shed "B" at Pier 80. The amount in question was \$174,452.85. Comm. Halsted moved, Comm. Rudden seconded, and the motion was unanimously approved.
(Resolution No. 84-144)

18. Mr. Kiisk declared there was an emergency for immediate dredging of shoal areas at Piers 35, 48 and 80, and that they would need to dredge 100,000 cubic yards instead of the anticipated 50,000 cubic yards. The cost per cubic yard would be \$1.75, making the total cost \$175,000. Mr. Kiisk mentioned there had been some back-up at Pier 48 since January of this year. The Port's dredging used to average 215,000 cubic yards per year; now, just on an emergency basis alone, the Port is doing 220,000 cubic yards per year, and hardly keeping up. The U.S. Army Corps of Engineers has requested a \$300,000 study to find out what the Alcatraz disposal is causing. Mr. Kiisk said they were keeping very close tabs on this problem. Comm. Rudden moved, Pres. Coleman seconded, and the motion passed unanimously.
(Resolution No. 84-145)

19. It was requested the Commission accept all work, and give authorization to make final payment for emergency dredging work performed by Smith-Rice Company under Standard Agreement No. 1280. Comm. Halsted moved, Comm. Rudden seconded, and the motion passed unanimously.
(Resolution No. 84-146)

20. Mr. Kiisk requested approval to advertise for bids for the removal and disposal of the existing Container Freight Station at Pier 96. This was built in the early seventies by Pacific Far East Lines (PFEL) as a LASH facility to be used by only one line for only one user. It is planned to build a current state-of-the-art multi-user facility which could be used for world-wide type of container handling. Comm. Rudden moved, Comm. Halsted seconded, and the motion unanimously passed.
(Resolution No. 84-147)

21. Mr. Kiisk advised the Commission that the Crowley Constructors - Pier 94 matter was to be carried over for hearing at the next meeting in December.
(Resolution No. 84-133)

Planning and Development

Randall S. Rossi gave a status report on the Draft EIR for I-280 Transfer Concept Program. He said it was important

that our comments on this be made known, as well as the comments of other agencies and sent along to the City Planning Dept., so that consensus will be built. The time will come when we will need to be making a conscious effort to recognize truck and rail access on the Port. At meetings Dr. Rossi has attended, it has been suggested we convene a south waterfront access task force.

Dr. Coleman remarked that the new agenda summary sheets were a fine idea.

Not as president of the Port Commission, but as Co-chairman for Prop A (\$42 million revenue bonds), Dr. Coleman commended the Committee members as well as Bob McCarthy, Finance Committee chairman, and Mary O'Shea and Associates for a job well done.

The Commission then went into Executive Session and discussed the matter of City and County of San Francisco v. Seawall Lot No. 321, and Continental Development Corporation. No action was taken on either of these matters.

There being no further business, the President adjourned the meeting at 11:03 a.m.

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#3
2/5/85
Special

SAN FRANCISCO PORT COMMISSION

MINUTES

COMMENTS DEPT.

Special Meeting: December 5, 1984

NOV 1985

20610-100000

President Coleman called the meeting to order at 4:05 P.M.
Those present were:

Commissioner Coleman
Commissioner Halsted
Commissioner Lau
Commissioner Rudden.

Commissioner Herman was absent.

Mr. Conrad asked approval of Resolution No. 84-153 amending Sec. C2.01 of Resolution No. 84-121, insofar as said section pertains to the numbering of the Series C Bonds to conform to the Trustee's existing registration and transfer of bonds practice. It was the motion of Commissioner Halsted, seconded by Commissioner Lau, passed unanimously.

The second item on the agenda was a resolution approving the sale of \$42,500,000 to low bidder, Bear Stearns; ratifying and approving Official Notice of Sale, authorizing and amending Section 3 of Resolution No. 84-125 and ratifying publication pursuant thereof. It was by motion of Commissioner Rudden, seconded by Commissioner Lau, and unanimously passed.

The third item was approval of a 5-year Terminal Revenue Sharing Agreement with Lloyd Brasileiro Company which names San Francisco as its Northern California port of call. This agreement was identical to that which was recently approved with Nedlloyd Lines. Resolution No. 84-155 was unanimously passed by motion of Commissioner Rudden, seconded by Commissioner Halsted.

There being no further business, the meeting was adjourned at 4:25 P.M.

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4/5
SAN FRANCISCO PORT COMMISSION

MINUTES

Meeting of: December 12, 1984

Next Meeting: January 9, 1985

DOCUMENTS
The meeting of the Port Commission was called to order by President Coleman at 11:00 A.M. with apologies for those persons who had arrived at the usual meeting time of ten o'clock. The secretary was requested to indicate any changes or departures from normal routine more prominently in the future.

PRESENT: Coleman, Halsted, Lau, Rudden

ABSENT: Herman

Executive Director's Report - Mr. Gartland reported on a press conference held by the Mayor concerning construction of the Fisherman's Wharf breakwater: the actual start proposed for May, 1985 and completion in October 1986. He then reported on his recent trip to Manila, HongKong and Seoul where, together with the Mayor, he met with corporate leaders in the interest of promoting trade through the Port. The Commission was also informed of the successful Christmas party for underprivileged children held for the third year at Pier 45.

Commission was asked to approve the schedule of Commission meeting dates for 1985, and this was so approved.

Finance & Administration

Mr. Conrad submitted financial reports for the Commission's review, including the monthly statement of revenues and expenditures; sales and rental revenues; and the status of 60-day accounts. Mr. Conrad informed the Commission that a draft operating budget for FY 1985-86 and MBO's would be submitted for their review within the next two weeks.

Commercial Property

Ms. Schimke requested approval of license nos. 10877, 78, 79, 80, 84; and the deletion of license no. 10884. She indicated that license no. 10879 to the Municipal Railway was on an interim basis, pending submission to the Board of Supervisor of additional documentation. Upon submittal to the Board, the rental rate of this property would be increased to .07¢ s.f. or \$7000 monthly. There being no objection, it was moved by Commissioner Halsted, seconded by Commissioner Rudden passed unanimously.

Maritime

Commission was next asked to approve a lease with Forest Terminals for Pier 48. Forest Terminals is a subsidiary of Crown Zellerbach and a longtime user of the Port. The new lease is for ten years, with a fixed minimum guarantee of \$225,000 for the first five years, with escalation beginning in the sixth year. It was moved by Commissioner Lau, seconded by Commissioner Rudden, and passed unanimously.

Commission was requested to approve a lease with Independence Lines

for a five year term, under which Independence Lines agrees to make San Francisco its Northern California port of call for a discount of 40% in tariff for wharfage and dockage. It was moved by Commissioner Halsted, seconded by Commissioner Lau, approved unanimously.

Engineering & Maintenance

Capt. Osborne requested Commission authorize the award of contract for removal of building "C" and related work to the firm of Evans Brothers Inc. on a provisional basis. Due to time restraints, the Human Rights Commission has not reviewed and approved this contractor. Discussion followed and it was the decision of the Commission to defer this award until such time as HRC has approved this contractor. The matter will be brought back to the Commission for approval.

The Commission was next asked to accept the repair work at Pier 94 and authorize final payment in the amount of \$246,039 to Crowley Construction. This work was necessary due to damage inflicted by the Evergreen vessel during docking operations. It was so moved by Commissioner Halsted, seconded by Commissioner Rudden, passed unanimously.

Discussion ensued concerning fulfillment of affirmative action requirements both in routine contractual procedures, and in emergency operations. It was Commissioner Lau's admonition to ensure that the Commission have ample review time of all contractual affirmative action requirements.

Planning & Research

Commission was asked to approve the modification of Dr. Randall Rossi's contract with regard to providing services related to hazardous wastes, toxicology, or other areas not specifically covered by Rossi's training and professional abilities. It was so moved by Commissioner Lau, seconded by Commissioner Rudden, passed unanimously.

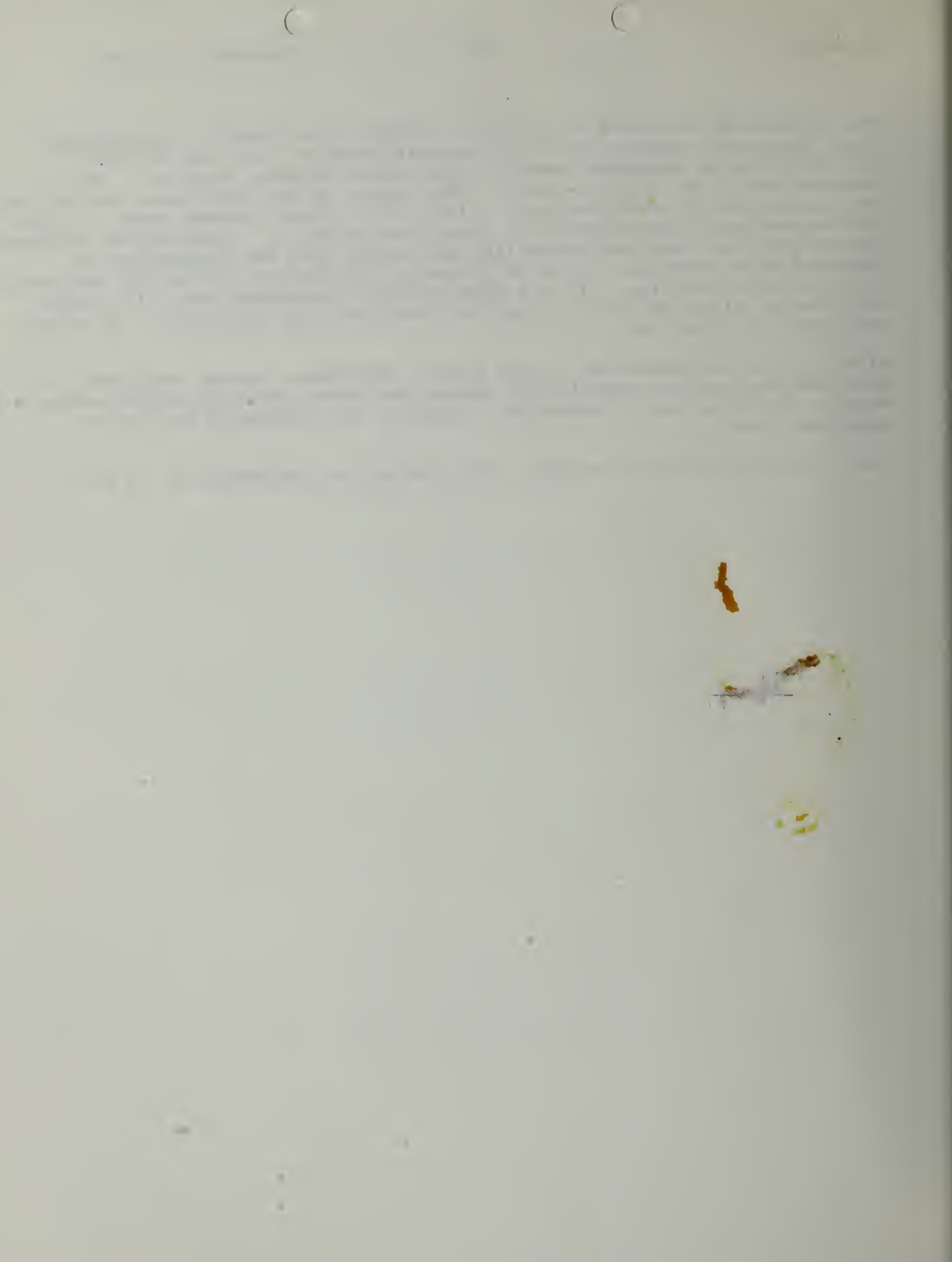
The next matter submitted to the Commission was the adoption of a resolution supporting the construction and State funding of on/off ramps in the vicinity of Islais Creek/Army/Evans Avenue. This project is of vital importance since such improved access to freeway I-280 would certainly enhance our maritime traffic. It was moved by Commissioner Halsted, seconded by Commissioner Lau, passed unanimously.

Dr. Rossi next delivered a brief status update on the development package for Piers 1½, 3, and 5, informing the Commission of an upcoming developer pre-bid conference in order to obtain input from the development community. The purpose of the conference is to ensure that the business terms, design constraints, and planning issues are acceptable to potential bidders. Following the conference, the draft bid package would be revised, brought before the Commission for approval, and issued as final.

The Commission was asked to review a request from CALSTAR - California Shock Trauma Air Rescue emergency medical service - for use of Port facilities as an emergency medical helicopter landing location. Representatives from this non-profit group spoke to the Commission soliciting its assistance in providing such a location. Pres. Coleman read a letter from Assemblyman Agnos endorsing this vital service. Commissioner Halsted agreed that the need was compelling but urged that the Commission be provided with essential facts of frequency of flights, nature of emergency, and procedural routine. It was also strongly suggested that all viable alternative sites be investigated for locating this operation. No action was taken at this time.

Final report was submitted by the Port's ombudsman, Robert Garoutte, on the Task Force which coordinated street performer activity at Fisherman's Wharf. The Commission thanked Mr. Garoutte and commended him for an excellent job.

There being no further business, the meeting was adjourned at 12 noon.



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1/9/85

SAN FRANCISCO PORT COMMISSION

MINUTES

Meeting: January 9, 1985

DOCUMENTS DEPT.
JAN 11 1985
Next Meeting: January 23, 1985

President Coleman called the meeting of the Port Commission to order at 10:05 A.M. Those present were:

Commissioners Coleman, Halsted, Herman, Lau, Rudden.

Executive Director Gartland reported on his recent trip to Taipei with Mayor Feinstein for the formal signing of the Evergreen Marine agreement. He also informed the Commission that Ensenal Terminals in Oakland are going out of business and that he is investigating the purchase of their Paceco crane.

Mr. Gartland mentioned the upcoming American Association of Port Authorities seminar which will be held in San Francisco on February 6-9 on the issues impacting the Port industry. President Coleman and Commissioner Halsted will attend the seminar.

In conjunction with the presentation of the Port operating budget for fiscal year 1985-86, Mr. Gartland stated he had received a detailed itemization of costs from the Fire Department associated with the Marine crew and officers assigned to the Fireboat "Phoenix". The total figure is \$1,039,795 for three permanent, full time employees plus "as needed" funds for vacation, sick leave, and disability.

Finance & Administration

Mr. Conrad submitted three financial reports - refunds and allowances for November, a status of accounts receivables, and a statement of revenues and expenditures - for the Commission's review. The Commission approved the refunds and allowances in the amount of \$267,898, by unanimous vote.

Mr. Conrad next spoke to the matter of the operating budget for fiscal year 1985-86, copies of which had been submitted separately for Commission's review. Mr. Conrad indicated that staff was ready to answer any questions the Commission might wish to pose, and suggested setting individual meetings with each Commissioner, should he or she be interested. It was decided Mr. Conrad would coordinate this schedule of meetings following the Commission meeting.

Commissioner Halsted particularly asked for further information on the MBO goals for last year; as well as a listing of all planning development projects. Her concern was that she had been unable to identify any monies for planning in the budget, and wanted clarification.

Dr. Coleman stated it was his opinion that the committee system, which he had hoped to implement last year would serve well in this situation; but he was given to understand by counsel that under the Charter it was not possible to set up such committees. Mr. Gartland and Ms. Karikas both indicated that if a committee meeting is public and properly noticed, there would be no prohibition. Dr. Coleman stated he would pursue the matter further with Ms. Karikas.

Commissioner Halsted inquired about the 5% increase in Port's goal to hire under-utilized groups and was assured that staff was aware and actively involved in achieving this goal.

Mr. Conrad next requested the Commission to approve a deferral of rent for the Roundhouse development investors, explaining this was necessitated by a severe cash flow caused by a combination of construction delays and lack of signed leases. Mr. Conrad acknowledged the developers as excellent tenants, and recommended the approval of the deferral for six months with the date to commence being January 1, 1985. Discussion followed concerning City Attorney's contention that such a material change constituted an amendment to the lease; and further questioned if any such change could be made since this was part of a public bid process. Dr. Coleman questioned whether a change in time schedule was that substantive an issue to require amending the lease. City Attorney referred to another developer with whom the Port was currently in litigation, citing the possibility that one situation could have a bearing on the other. Commissioner Herman asked if the Commission could approve an amendment contingent upon approval of the Board of Supervisors, and was assured that this would be the correct procedure. Herman made a motion to approve the amendment. Before voting on this motion, Mr. John Buss, one of the Roundhouse principals addressed the Commission, stating his company's reluctance to appear before the Board of Supervisors from the standpoint of its being time-consuming as well as expensive. Mr. Buss stated that his firm in addition would need to be before the Board in the matter of its application for industrial bonds.

Prior to voting on Commissioner Herman's motion to approve, the Commission presented a commendation to Paul Arsenault for meritorious action while on duty as the crane division foreman. President Coleman congratulated Mr. Arsenault and presented him with a plaque to commemorate his actions.

Following this, Commission withdrew to executive session.

At 11:00 a.m., President Coleman reconvened the meeting. It was the unanimous decisions of the Commission by motion of Commissioner Herman, to amend the Roundhouse lease for six months, allowing the deferral of rent for six months, subject to approval by the Board of Supervisors.

Item 7. Ms. Schimke requested Commission approval of license and lease nos. 10881-86-87-89-90 giving a brief description of each license. It was moved by Commissioner Herman, seconded by Commissioner Rudden, passed unanimously.

Item 8. The Commission was requested to approve an assignment of the Blue Jeans Equities West sublease for Seawall Lots 319 and 320 to the Niner Diner Inc. which would reflect a change in ownership to operate a restaurant on these premises. It was moved by Commissioner Halsted, seconded by Commissioner Rudden, passed unanimously.

Engineering and Maintenance

Item 9. Commission was asked to authorize the award of a contract for demolition of a container freight station and site grading and paving to provide additional ground storage space at Pier 96. Capt. Osborne explained this matter had been considered previously by the Commission, and due to lack of Human Rights Commission approval, the award of the contract was now being requested to the next lower bidder, Ferma Corporation in lieu of Evans Brothers Inc.

Commissioner Herman asked what would be done for container freight facilities if this building were demolished; it was suggested that the lighter freight station would accommodate this operation. Following discussion, and a request for deferral by Commissioner Herman, this matter was put over for two weeks delay.

Item 10. Commission was asked to authorize staff to enter into negotiations with Vickerman, Zachary and Miller for a contract to provide general consulting services as Project coordinator for the development of the Port's container terminal. Discussion followed as to procedures involved. The Commission was assured that at this point in time, the Commission was being asked for authority to enter into negotiations with this contractor, with the final agreement being brought to the Commission for review and approval. It was therefore moved by Commissioner Rudden, seconded by Commissioner Halsted, passed unanimously to authorize staff's negotiations with Vickerman, Zachary, and Miller, any agreement reached to be submitted for approval.

Item 11. Captain Osborne reported that the paving work for the backland area at Pier 94 has been completed, on schedule, which was part of the terminal agreement, and will now provide an area for chassis storage.

Maritime

Item 12. The Commission was asked to approve the assignment of the non-exclusive management agreement with Crescent Wharf and Warehouse for Pier 94-96 to Stevedore Services of America, to reflect and formally change the name and transfer all rights, titles, and interest. It was so moved by Commissioner Halsted, seconded by Commissioner Rudden, passed unanimously.

Further in conjunction with this assignment, Commission was asked to approve a second amendment revising the formula for compensation to the

contractor. It was explained that such an amendment would provide the terminal operator with 10 percent of the tariff revenue collected, except for lines having guarantees for minimum annual thruput of at least 20,000 TEU's. Those lines having no such agreement, the operator would receive 40 percent of the tariff revenue. This agreement therefore would be an inducement for the terminal operator to seek more of the available project cargo and tramp operations.

It was moved by Commissioner Herman, seconded by Commissioner Lau, passed unanimously.

There being no further business, the meeting was adjourned at 11:55 A.M.

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2/85
SAN FRANCISCO PORT COMMISSION

MINUTES

MEETING: JANUARY 23, 1985

ORC
NEXT MEETING: FEBRUARY 13, 1985

President Coleman called the Port Commission meeting to order at 10:00 A.M. DOCUMENTS DEPT.

PRESENT: Coleman, Halsted, Herman, Lau, Rudden NOV 4 1985

ABSENT: None PUBLIC LIBRARY

As the first order of business, the president asked for the approval of the minutes of the meeting of January 9, 1985. It was moved by Commissioner Halsted, seconded by Commissioner Lau, approved unanimously.

Executive Director's Report - Mr. Gartland addressed the matter of drayage into the Port; specifically, the problem of queueing in long lines due in part to our having only two scales at Pier 80. Hopefully, updating and modernization of receiving equipment as well as the addition of another scale will solve some of these problems. Mr. Gartland indicated he would keep the Commission apprised of developments.

Mr. Gartland asked the Commission to put over the matter of the Grancolombiana revenue sharing agreement until the next meeting, and it was so agreed.

Finance and Administration - Mr. Conrad presented several financial reports for Commission review, one being the sales and rental report for the month of November. President Coleman inquired about our auditing procedure for Port tenants. Conrad responded that the schedule provides that by the end of next year each tenant will have been audited at least once in the past three years.

The Commission was next requested to approve the 1985-86 operating budget and MBOs with the total revenue and expenditure figures as follows:

| | |
|--------------|---------------|
| Revenues | \$ 32,165,868 |
| Expenditures | 32,154,471 |
| | <hr/> |
| Surplus | \$ 11,387 |

Mr. Conrad gave a brief explanation of the budget revisions which produced the surplus. Commissioner Halsted commented favorably on staff's work, stating it was a much more sophisticated document than in past years, but indicated she felt there was still a distance to go to achieve a more comprehensive approach to analyzing where we are going. Discussion took place concerning the allocation for the event "Symphony at the Port". Commissioner Halsted's concern was whether this particular event was the best possible promotional vehicle for the Port. There being no further discussion, the president asked for a vote. It was moved by Commissioner Herman, seconded by Commissioner Lau, passed unanimously to approve the budget for 1985-86.

Commercial Property - Ms. Schimke presented nine licenses to the Commission for its approval, and asked permission to defer the license for CalStar helistop until the following meeting. After a brief explanation of the various licenses, the Commission moved its approval, by a motion of Commissioner Herman, seconded by Commissioner Halsted.

Ms. Schimke requested the Commission's consideration of leaseholder Continental Maritime of San Francisco's application to make a security assignment of its interest to Home Federal Savings & Loan Association, an institutional lender. (Para. 14 of said lease provides the lessee may make such a security assignment, with the Port's prior written permission.) It was explained that the security assignment was not in compliance with the terms of the lease in that it did not specify that any further assignment required the permission of the Port Commission; Ms. Schimke noted, however, the lender was willing to correct this oversight by amending the language of the agreement, making the financing agreement subject to all the terms and conditions of the lease, and if there are any conflicts that the lease would prevail.

Commissioner Herman inquired what the City Attorney's opinion was on approving this assignment subject to the adherence to the lease. It was City Attorney's opinion the Commission can approve an action subject to a condition happening subsequent to it. Commissioner Herman proposed there be an explicit understanding with Continental that they adhere to their lease obligation before proceeding with the assignment, which assignment is subject to approval by the City Attorney.

Mr. Whitney Thornton, of Continental Maritime, spoke to the matter of adherence to the lease, acknowledging that the lease is the governing document. Following further discussion, it was the decision of the Commission that this matter be resolved with the lending institution and brought back to the Commission in two weeks for final disposition.

Mr. Conrad next presented for Commission consideration two resolutions directing staff to request for supplemental appropriations for the debt service costs, discount, reserve fund and bond costs for Revenue Bond Series C, which exact costs were not known at the time the bond proceeds were appropriated by the Board of Supervisors. It was so moved by Commissioner Herman, seconded by Commissioner Halsted, approved unanimously.

Planning and Research - Dr. Rossi requested Commission authorization to begin contract negotiations with Bendix Environmental Research and Holton Associates, Environmental Permit and Regulatory consultants for three major projects - expansion and upgrade of San Francisco container terminal north (Pier 80); ICTF; and Islais Creek rail/truck bridge. Authority was granted by a motion of Commissioner Herman, seconded by Commissioner Lau, approved unanimously.



The first section of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the transparency and accountability of the organization. This section also outlines the specific procedures for recording and verifying financial data.

The second section details the various methods used to collect and analyze data. It describes the process of gathering information from different sources and how this data is then processed to identify trends and patterns. This section also includes a discussion on the reliability of the data and the steps taken to ensure its accuracy.

The third section focuses on the results of the data analysis. It presents the findings of the study, highlighting the key insights and conclusions drawn from the data. This section also discusses the implications of these findings for the organization and provides recommendations for future actions.

The fourth section provides a summary of the entire document. It recaps the main points discussed in the previous sections and reiterates the importance of the findings. This section also includes a final statement on the overall goals and objectives of the study.

The fifth section contains a list of references and a bibliography. It lists all the sources of information used in the document, including books, articles, and other relevant materials. This section is designed to provide readers with a comprehensive list of resources for further research.

The sixth section includes a list of appendices and a glossary. The appendices provide additional information and data that support the main text. The glossary defines key terms and concepts used throughout the document, ensuring that all readers have a clear understanding of the terminology.

The final section of the document is a concluding statement. It summarizes the overall findings and provides a final thought on the importance of the research. This section also includes a statement on the author's commitment to the accuracy and integrity of the work.

January 23, 1985

- 3 -

Engineering and Maintenance - Capt. Osborne requested Commission approval to award a contract for removal of Building "C" (container freight station) site grading and paving to the Ferma Corporation in the amount of \$247,230. This is the second lowest bidder, since Evans Brothers Inc. was disqualified due to non-compliance with affirmative action requirements of the Human Rights Commission.

Commissioner Herman asked what the Port plans are to provide sufficient container freight station facilities in light of ILWU's commitment to the industry which will mean a considerable increase in tonnage handled. Mr. Stone, Maritime director, stated there were adequate cfs facilities for the present, but agreed with the need for continued development of additional facilities.

It was moved by Commissioner Halsted to approve award of the demolition contract, seconded by Commissioner Rudden, approved unanimously.

Commission was next asked to authorize staff to enter into a contract with Vickerman/ Zachary/Miller for general consulting services relative to container terminals expansion program. It was so moved by Commissioner Halsted, seconded by Commissioner Lau, approved unanimously.

Captain Osborne presented a brief update on the Jefferson Street seawall contract, indicating a minor delay relating to the Castagnoli restaurant property, which requires further shoring work. Gen. Lolli, of Castagnoli's, has challenged his legal responsibility to finance this work. Osborne is negotiating this matter and will report on any developments.

The Commission was next asked to approve modification no. 1 to the dredging contract with Smith-Rice Company in the amount of \$50,000. The additional cost is to cover extraordinary work involving a deep draft ship, on its maiden voyage docking at Pier 80. It was so moved by Commissioner Halsted, seconded by Commissioner Lau, approved unanimously.

Maritime - Mr. Stone presented a request for approval of a five-year terminal revenue sharing agreement with Empressa Lines Maritimas Argentina (ELMA). It was moved by Commissioner Halsted, seconded by Commissioner Herman, passed unanimously.

As calendared on the agenda, the Commission withdrew to executive session for purposes of discussion of the settlement of City and County of San Francisco vs California Close Corporation. The session was closed pursuant to California Government Code Section 54956.9(a).

At the conclusion of the executive session, City Attorney stated the Commission directed staff to verify the status of Grosvenor Properties as the proposed assignee of the property at 855 China Basin and to obtain financial statements of the proposed assignee.

The meeting was adjourned at 11:25 a.m.

ARTICLE IN FULL

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL., MAY 1, 1919

ARTICLE IN FULL

THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
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THE JOURNAL OF THE AMERICAN MEDICAL ASSOCIATION
PUBLISHED WEEKLY
CHICAGO, ILL., MAY 1, 1919

ARTICLE IN FULL

Pursuant to Government Code Section 54956.9(1), the Commission held an executive session for the purpose of discussing City and County of San Francisco v. California Closed Corporation, Superior Court No. 765-591.9(1). The Commission requested the Port staff to verify the status of Grosvenor Properties as the proposed assignee of the property at 855 China Basin and to obtain financial statements of the proposed assignee.

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Thank,
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2/13/85

SAN FRANCISCO PORT COMMISSION

MINUTES

DOCUMENTS DEPT.

Meeting of: February 13, 1985

Next Meeting: February 27, 1985

The meeting of the Port Commission was called to order by President, Dr. Coleman. The minutes of the meeting of January 23, were approved unanimously.

Executive Director's Report - Mr. Gartland requested the withdrawal of Items 9 and 16 from the agenda and it was so ordered. Mr. Gartland briefly summarized changes proposed for the North Terminal encompassing a new gate set-up, additional cranes, thereby improving the movement of truck traffic alleviating congestion at the terminal. He further discussed the decision regarding remaining with the small gauge crane or upgrading to the 100-foot gauge, which in essence determines how fast trucks can get in and out of the terminal as well as the loading and unloading. The matter of Pier 30-32 is being researched by the engineering staff and consultants and will be brought to the Commission when cost factors have been determined. Mr. Gartland further reported meeting with the Transportation Policy Committee of the City regarding truck access and egress to the Bridge; he also indicated staff would be coming to the Commission with a proposal from a chassis leasing firm to be located on Port property.

Finance & Administration - Mr. Conrad requested approval of refunds and allowances in the amount of \$227,740; it was moved by Commissioner Halsted, seconded by Commissioner Lau, approved unanimously.

Conrad next requested a modification to the Williams-Kuebelbeck contract in an amount not to exceed \$6,000. The modification is necessary for a study of parking alternatives for the projected development of Piers 1½, 3, and 5. This study will provide a recommendation for an economic course of action. It was approved by motion of Commissioner Halsted, seconded by Commissioner Lau, and unanimously carried.

Commercial Property - Commission approval was sought by Ms. Schimke for license nos. 10903 through 10908; it was so moved by Commissioner Lau, seconded by Commissioner Halsted, approved unanimously.

Ms. Schimke next requested rescission of approval of license no. 10812 for 440 s.f. of office space in Pier 33 North bulkhead to Phillip Williams and Associates. It was explained that due to legal complications, this license was never executed or delivered. After presentations by both the Planning Collaborative's attorney and Mr. Williams, it was the decision of the Commission to rescind the approval of the license. Director Gartland further stated that he has directed counsel to issue a 30-day notice to the present license holder, Planning Collaborative. The Commission will be kept informed of any further developments concerning this matter.

Ms. Schimke requested permission to withdraw Item 6a from the agenda - staff had determined the request was sought for a business enterprise, rather than a non-profit one as had been represented. It was withdrawn.

Item 8 - Commission approval was requested to permit an assignment by Continental Maritime of San Francisco, Inc. of a security interest in its lease of certain Port properties on Piers 50 and 54 and SWL 337. This matter had originally been before the Commission at its meeting of January 23, wherein it had been determined the security instrument did not comply with certain requirements of the lease. The City Attorney has reviewed the instrument and it has now been found to be in compliance with the terms of the lease. It was therefore moved by Commissioner Lau, seconded by Commissioner Rudden, approved unanimously.

Planning and Research - Commission was asked to authorize staff to send a request to the Mayor and the Board of Supervisors to apply for and accept funds from the California Coastal Conservancy program for Urban Waterfront Access. A brief explanation was given of the procedure entailed in applying for this grant by Dr. Rossi, explaining that the Controller scrutinized very carefully all facets of funding applications. It was so moved by Commissioner Rudden, seconded by Commissioner Herman, passed unanimously.

Item 11 - Permission was sought to advertise the availability of the offering for Piers 1½, 3, and 5, in conjunction with the work performed by Williams-Kuebelbeck for development of office and public access uses. Discussion followed in this regard, particularly concerning the 40-foot height limitation as opposed to the 2-story limitation. Rossi explained that the confusion comes in because the Total Design Plan (which is both the City's document and BCDC's) suggests that it be kept to a 2-story shedlike structure. There is a letter of interpretation included in the package which is to be consulted. Mr. Conrad and Ms. Karikas spoke to the business terms and legal aspects respectively of this solicitation package. Following this, it was moved by Commissioner Lau, seconded by Commissioner Halsted, passed unanimously.

Item 12 - In conjunction with the Keyser-Marston Associates contract for development of Pier 45, Commission was requested to approve allocation of contingency funds to a geological survey and cost estimate for site preparation and the extent of new piling/foundation work. It was so moved by Commissioner Halsted, seconded by Commissioner Herman, approved unanimously to allocate such contingency funds for the performance of tasks and services by AllState Geotechnical Services for a cost not to exceed \$9,800.

Item 13 - Commission was asked to approve a Terminal Revenue Sharing Agreement with Flota Mercante Grancolombiana S.A. and further to file said agreement with the Federal Maritime Commission. It was so moved by Commissioner Herman, seconded by Commissioner Halsted, approved unanimously.

Item 14. Commission unanimously approved a modification in the amount of \$85,000 to the contract with Triumph Marketing to provide professional services in marketing guidance on establishing service for import containers, for hands-on start-up operational management of the interim ICTF as well as development of Port strategies for trackage-rights acquisition. It was moved by Commissioner Lau, seconded by Commissioner Herman, passed unanimously.

Item 15. Commission was asked to approve a rent credit of \$18,947.51 to California Stevedore & Ballast to compensate for installation of a new submersible pump at Pier 80, due to severe flooding at that location. After a brief explanation, it was moved by Commissioner Herman, seconded by Commissioner Rudden, passed unanimously.

Item 16. This item was withdrawn.

Engineering -

Item 18. Commission was asked to approve the acceptance of work under Contract No. 2517 for a total cost of \$79,138. The contract is with Redwood Painting Co. for the painting of North Starporter crane. It was moved by Commissioner Herman, seconded by Commissioner Rudden, passed unanimously.

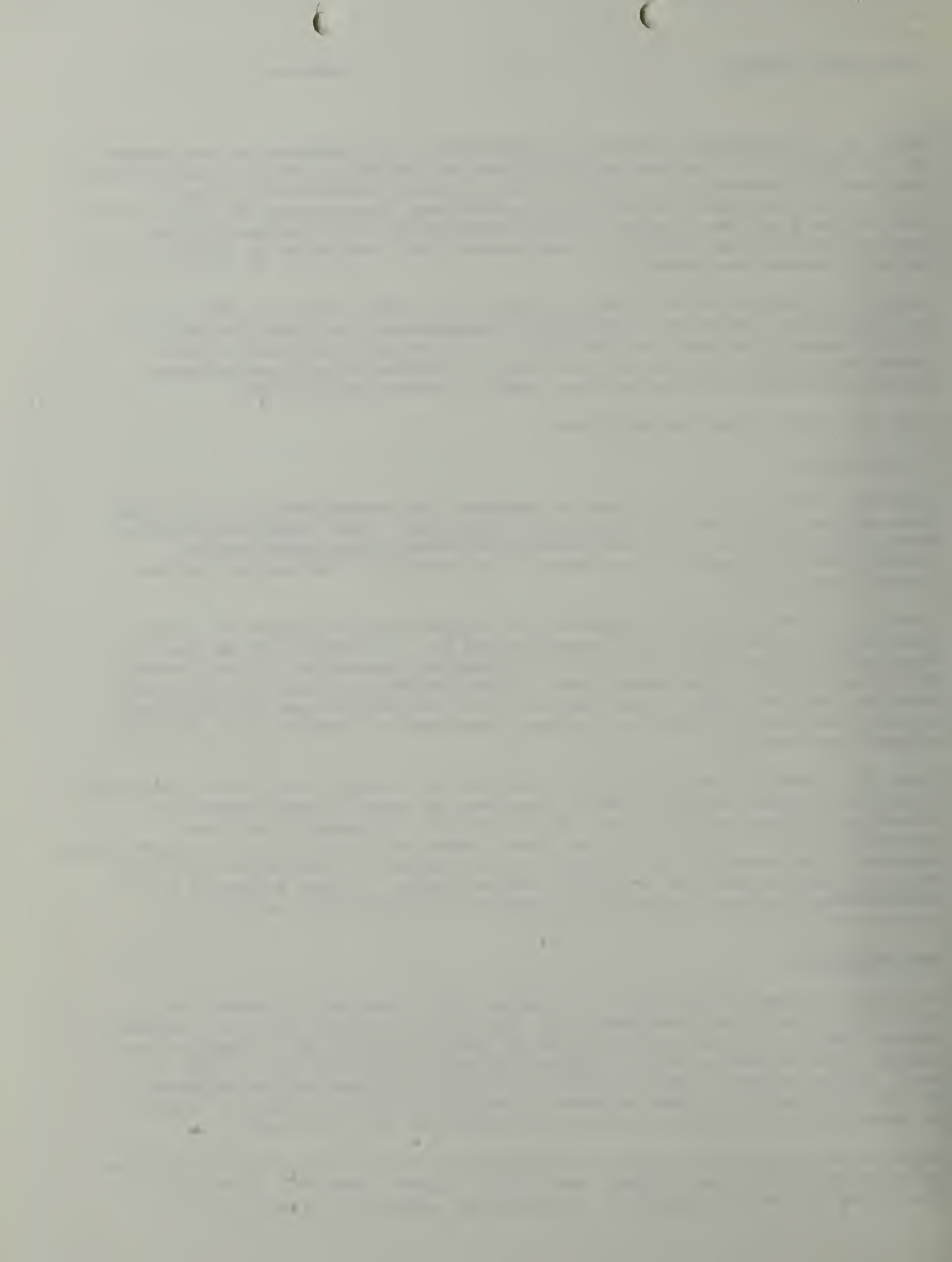
Item 19. Commission was requested to approve modification no. 2 to Contract No. 2522 for grading and paving of a 7½ acre site at Pier 94. This is in response to the rapidly expanding operation of the tenant, Evergreen Lines. Commission was further asked to accept the contract work as complete under this contract, for a revised cost of \$418,426. It was moved by Commissioner Herman, seconded by Commissioner Halsted, passed unanimously.

Item 20. Commission approval was requested to apply for funds available from the Federal Railroad Administration for new or modification of existing railroad facilities. The proposed Intermodal Container Transfer Facility qualifies for these funds and contingent upon Commission approval, the staff will transmit an application to the Mayor and the Board of Supervisors to apply for these funds. It was so moved by Commissioner Herman, seconded by Commissioner Halsted, approved unanimously.

New Business

President Coleman introduced the matter of a resolution concerning Port policy on doing business with the Union of South Africa. Coleman stated the matter was under review by the City Attorney. Commissioner Herman read a resolution on this matter and requested it be made a part of the record. By attachment hereto, this resolution is made an official part of these minutes. President Coleman directed Counsel to report on this matter when a determination has been made.

Commission withdrew to executive session at 11:00 a.m. for the purpose of discussing City and County vs. Calif. Close, Case No. 765-591. There was no action reported. The meeting ended at 11:55 a.m.



Resolution Submitted to San Francisco Port Commission
by James R. Herman, Commissioner

Resolution on SOUTH AFRICA

- WHEREAS: The Republic of South Africa, a nation of 29 million people, is ruled by an oligarchy of 4.5 million whites while 21 million black people, under the system of apartheid cannot vote, buy or sell land, live or work where they choose, or travel freely in their own country; and
- WHEREAS: Racial discrimination - directed against Blacks, Asians and so-called "Coloreds" - pervades every area of life in South Africa, including employment, housing, education, health care, and the legal system; and
- WHEREAS: This Port Commission has the responsibility and obligation to develop and promote policies on issues of interest to the people of San Francisco insofar as said issues involve the use of Port facilities; and
- WHEREAS: The use by South Africa of any facilities owned or controlled by the Port of San Francisco sustains and contributes to the perpetuation of apartheid; THEREFORE
BE IT
- RESOLVED: That this Commission hereby declares that cargo to or from the Republic of South Africa is not welcome in the Port of San Francisco, and instructs its staff to

investigate the means whereby such cargo can be discouraged or in fact completely eliminated; AND

BE IT FINALLY

RESOLVED: That copies of this Resolution shall be sent to the appropriate elected officials, including the Mayor of San Francisco and the Board of Supervisors, to the Commissions or Boards governing all West Coast ports, and to all port and harbor associations of which the Port of San Francisco is a member.

JRH/r
2/13/85

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2/27/85

SAN FRANCISCO PORT COMMISSION
MINUTES

DOCUMENTS DEPT.

NOV 1 1985

Meeting of: February 27, 1985

Next Meeting: March 13, 1985

Dr. Coleman, president of the Port Commission, called the meeting to order at 10:03 a.m. The minutes of the meeting of February 13, 1985 were approved by unanimous vote.

Present: Coleman, Halsted, Lau, Rudden, Herman

Absent:

In the absence of Mr. Gartland, who was in the Orient, Mr. Conrad requested the deferral of Item 7, pending approval of Civil Service, and the withdrawal of Item 13. He further reported a successful bid opening of the Fisherman's Wharf breakwater contract with a tentative date for award being mid-March, the low bid came in at \$7.8 million. Construction is set to start in May, with completion time eighteen months.

Financial reports submitted to the Commission were discussed, particularly, the revenue and expenditures report. Dr. Coleman suggested that on a quarterly basis, any line item which is exceeding its budgeted limit, be indicated. The sales and rental report next was examined, and it was reported to the Commission that the bank is foreclosing on Ferry Plaza Restaurant, but that any defaults with the Port will be cured.

Commercial Property - Commission was asked to approve license No. 10895 and 10919, for space at Pier 66 and Pier 45b; it was moved and seconded, approved unanimously. Discussion followed regarding a request from Commissioner Lau for a tenant vacancy report. Mr. Conrad indicated he would provide the Commission with a report on rental revenues which the Property department furnishes to see if this would provide the information.

Commission was asked to approve an amendment to Blue Jeans Equities West lease which would grant a credit against percentage rents to BJEW's subtenant Niner Diner Inc. It was explained that the credit is to offset the subtenant's substantial improvements to the realty. Following a presentation by the subtenant's architect, it was the decision of the Commission to approve the amendment, being certain the language of the amendment conforms to Resolution No. 85-30's reference in the fourth whereas paragraph "...Niner Diner Inc. intends to make significant improvements to the realty".. It was by motion of Commissioner Halsted, seconded by Commissioner Rudden, approved unanimously.

Planning & Research

Item 7 Deferred.

Item 8 - Approval was granted to modify the Williams-Kuebelbeck contract in the amount not to exceed \$2,700. This is to cover the costs of reproduction, postage, etc., for the developer solicitation for Piers 1-1/2, 3, and 5. Resolution No. 85-32 was moved by Commissioner Halsted, seconded by Commissioner Lau, passed unanimously.

Item 9 - Dr. Rossi introduced Mr. Christopher Martin who gave a brief progress report on the Pier 45 Task Force, a committee formed to examine viable uses for this area in lieu of the housing component originally proposed. Mr. Martin explained that the constraint was also there to adhere to the Fisherman's Wharf Action Plan which proposes commercial use over maritime. Following the presentation, Commissioner Halsted complimented the Task Force's diligence and patience in its endeavor. Commissioner Coleman reiterated this sentiment, but expressed some concern that perhaps due to a lack of specificity given the committee at the outset, it may be exceeding its scope of responsibility. He cautioned the committee to stay within the parameters of finding a substitute for the residential use now prohibited by State Lands' Commission. Martin acknowledged this was a valid concern, and stated that the committee was examining the revenue generating capability of a 300-400 room hotel, or a fish-handling facility, as well as maritime-oriented office space.

Maritime

Item 10 - Commission was asked to approve an amendment to California Stevedore & Ballast agreement which would standardize the revenue sharing terms with that of Stevedoring Services of America. Following a brief discussion, it was moved by Commissioner Lau, seconded by Commissioner Halsted, passed unanimously.

Item 11 - Roger Peters, Traffic Manager, requested the Commission to declare an emergency operation condition at Pier 80 and authorize the selection of a contractor for the purpose of accelerating needed modifications. This work was necessitated by a vastly increased amount of cargo handled and includes installation of two new permanent scales, as well as three new clerk booths to facilitate the processing for shippers. It was moved by Commissioner Rudden, seconded by Commissioner Halsted, passed unanimously.

Engineering -

Item 12 - Commission was requested to approve the award of Contract 2524 to Smith-Rice Company for dredging of 250,000 cubic yards of material. It was explained the Human Rights Commission subcontracting requirements were being waived since there were no WBE/MBE firms found engaged in this type of work, and there would actually be no subcontracting. HRC representative indicated that after taking a look at the employment record of Smith-Rice, some goals for employment based on the 1980 census may be set for this contract.

The first part of the document discusses the importance of maintaining accurate records of all transactions. It emphasizes that proper record-keeping is essential for the integrity of the financial system and for the ability to detect and prevent fraud.

In the second part, the document outlines the various methods used to collect and analyze data. It describes the process of gathering information from different sources and how this data is then processed to identify trends and patterns.

The third part of the document focuses on the results of the analysis. It presents the findings of the study and discusses the implications of these results for the future of the field. It also highlights the areas where further research is needed.

Finally, the document concludes with a summary of the key points discussed. It reiterates the importance of the research and the need for continued efforts to improve the financial system. It also expresses confidence in the future of the field.

The document is a comprehensive overview of the current state of the field and provides a clear roadmap for future research. It is a valuable resource for anyone interested in the financial system and its development.

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Item 13 - Withdrawn.

New Business - None.

Executive Session

The Commission withdrew to discuss the matter of City and County vs. California Close Corp., Superior Court Case No. 765-591. At the close of the executive session, it was the instruction of the Commission to City Attorney that she request a new proposal from San Francisco Marine Center in this matter.

There being no further business, the meeting was concluded at 11:50 a.m.



Resolution Submitted to San Francisco Port Commission
by James R. Herman, Commissioner

Resolution on SOUTH AFRICA

- WHEREAS: The Republic of South Africa, a nation of 29 million people, is ruled by an oligarchy of 4.5 million whites while 21 million black people, under the system of apartheid cannot vote, buy or sell land, live or work where they choose, or travel freely in their own country; and
- WHEREAS: Racial discrimination - directed against Blacks, Asians and so-called "Coloreds" - pervades every area of life in South Africa, including employment, housing, education, health care, and the legal system; and
- WHEREAS: This Port Commission has the responsibility and obligation to develop and promote policies on issues of interest to the people of San Francisco insofar as said issues involve the use of Port facilities; and
- WHEREAS: The use by South Africa of any facilities owned or controlled by the Port of San Francisco sustains and contributes to the perpetuation of apartheid; THEREFORE
BE IT
- RESOLVED: That this Commission hereby declares that cargo to or from the Republic of South Africa is not welcome in the Port of San Francisco, and instructs its staff to

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JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE

Volume 100, Part 1, 1970

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investigate the means whereby such cargo can be discouraged or in fact completely eliminated; AND
BE IT FINALLY

RESOLVED: That copies of this Resolution shall be sent to the appropriate elected officials, including the Mayor of San Francisco and the Board of Supervisors, to the Commissions or Boards governing all West Coast ports, and to all port and harbor associations of which the Port of San Francisco is a member.

JRH/r
2/13/85

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3/13/85

SAN FRANCISCO PORT COMMISSION
MINUTES

Meeting of: March 13, 1985

Next Meeting: March 27, 1985

President Coleman called the regular meeting of the Port Commission to order at 10:00 a.m.

DOCUMENTS DEPT.

Present: Coleman, Halsted, Herman, Lau, Rudden

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Absent: None

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The Executive Director reported on a productive, successful trip to Korea, Japan, and Taiwan during which joint presentations were made with carriers, agents and owner representatives, as well as freight forwarders. In light of the reception these meetings were given, the Commission can be certain those priorities set by it are reaffirmed.

Item 11 under Engineering was taken out of order, and the Commission was asked to declare an emergency to accomplish the final clean-up of hazardous materials at Pier 70 in order to comply with the Environmental Protection Agency's regulations. It was moved by Commissioner Lau, seconded by Commissioner Halsted, passed unanimously.

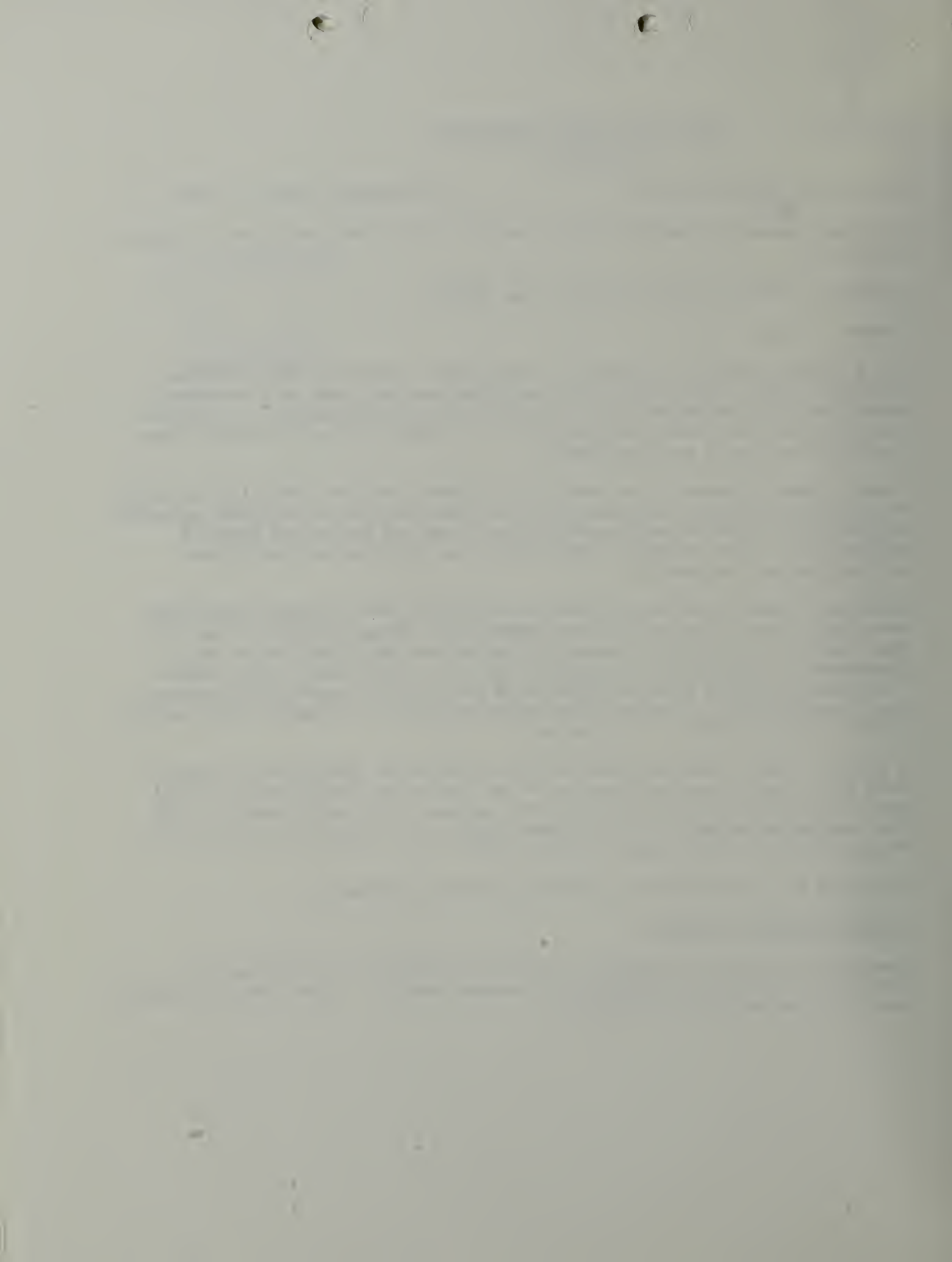
President Coleman asked the Commission to consider the following resolution which was a combined effort of both Commissioner Herman and himself in which the Commission declared its opposition to the apartheid practice of the government of the Republic of South Africa. The resolution further stated "that doing business with the Republic of South Africa is morally repugnant" and directed staff to interact with community groups to determine what further actions could be taken in this matter.

A group of labor representatives and clergy requested permission to speak to this issue; but it was the decision of the Commission that a public hearing would be scheduled if necessary for this purpose after staff interacts with the interested groups. A list of these persons was submitted and notice will be sent them for interaction with the staff.

Following this, Resolution No. 85-40 was passed unanimously.

Finance and Administration

Commission reviewed and approved refunds and allowances in the amount of \$774,923. of which 70% or \$540,766 is revenue sharing. Other financial reports were duly reviewed by the Commission.



Commercial Property

Ms. Schimke asked for approval of license nos. 10893-100916-10913-10917 giving a brief explanation concerning the Calstar and Continental Maritime Inc. license. It was moved by Commissioner Herman, seconded by Commissioner Rudden, approved unanimously.

Commission next considered the matter of contracting for janitorial and security services with outside contractors. Staff was authorized to submit a resolution to the Board of Supervisors pertinent to contracting for these services, in compliance with Charter Sec. 8.300.1. Further discussion followed, in response to Commissioner Herman's asking whether private firms could perform these services at a lower cost because they are paying under union scale. The Commissioner was assured that prevailing wages are stipulated as part of the specifications, and that the explanation for the lower cost could be found in the fewer number of employees needed to accomplish the same tasks.

In conjunction with the same matter, the Commission was requested to adopt certain specifications for the 1985-87 security guard contract and janitorial services contract and transmit these specifications to the Purchaser for bidding by contractors. It was the decision of the Commission to defer this matter for two weeks during which time a determination would be made concerning the prevailing wage requirement.

Item 8 - Commission was asked to approve the execution of a Memorandum of Understanding between the Port and the Department of Public Works to allow for the pipeline installation along Yosemite Creek. It was moved by Commissioner Lau, seconded by Commissioner Herman, passed unanimously.

Planning and Research

Item 9 - Approval of a contract for environmental, regulatory and permit consulting services with Bendix Environmental Research (WBE), Holton Associates (MBE), T. Hughes (MBE), and Marconi Associates (WBE) FOR Tasks 1 through 34 of the work scope for the North Terminal, ICTF, and Islais Creek Bridge was granted by a motion of Commissioner Herman, seconded by Commissioner Halsted, passed unanimously.

Item 10 - Commission was asked to approve a request to Department of Public Works to install a traffic signal at the intersection of Powell Street, Jefferson Street, and The Embarcadero. Discussion followed regarding other difficult traffic crossings and pedestrian walkways along The Embarcadero. Staff will pursue these points with Public Works and report back to the Commission. Resolution No. 85-38 was passed unanimously by motion of Commissioner Halsted, seconded by Commissioner Rudden.

There being no further business, the meeting was adjourned at 11:15 a.m.

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3/27/85

SAN FRANCISCO PORT COMMISSION

MINUTES

Meeting of: March 27, 1985

Next Meeting: April 10, 1985

President Coleman called the regular meeting of the Port Commission to order. The minutes of the meeting of March 13, 1985 were approved unanimously by Commissioner Lau's motion, seconded by Commissioner Rudden.

Present: Coleman, Lau, Rudden

Absent: Halsted, Herman

DOCUMENTS SEPT.

NOV 1985

Executive Director Gartland informed the Commission the Pier 45 citizens committee has hammered out a number of recommendations for alternate use and will present these to the Commission within the next few weeks. One of the suggestions is the building of a 500-room hotel, the revenue of which will be used for funding of the Hyde Street pier construction. The director next reported on the progress of the Jefferson Street reconstruction, indicating this project is on time and should be completed sometime in early May. Mr. Gartland spoke to the proposed merger of Southern Pacific and Santa Fe, stating the Port has filed papers in support of this issue, and informed the Commission of his meeting with the president of Santa Fe, which provided a comprehensive dialogue on the merger.

Finance and Administration

Commercial Property - Under this category, Ms. Schimke requested approval of security contract specifications for FY 1985-87. Discussion ensued relevant to the addition of a requirement for prevailing wages and fringe benefits; it was City Attorney's advice that such a provision is impossible without enabling legislation. It was therefore the Commission's decision to approve a one-year contract rather than two years, with the intent to explore attainment of enabling legislation by the Board of Supervisors.

Resolution No. 85-36 was moved by Commissioner Lau, seconded by Commissioner Rudden, passed unanimously.

License Nos. 10919-20-21-22-24-25-26-27-28-29 were approved unanimously after brief discussion, particularly on the license of Phillip Williams at Pier 33 North. President Coleman asked if the master tenant had been given the opportunity to speak to this matter, and after receiving the assurance that he had, it was the unanimous decision to approve these licenses.

Further discussion followed regarding re-notification to all tenants of the Port's policy on subleasing. Staff was directed to send such notice apprising tenants of the prohibition to sublease for profit.



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Maritime

Commission was asked to approve a modification to the Gleason contract to cover the cost of media advertising, as well as other related expenditures which costs were greatly underestimated with the inauguration of the ICTF. Increased efforts in marketing also contributed to a need for additional funds. The Commission approved the modification in the amount of \$262,000 by a motion of Commissioner Lau, seconded by Commissioner Rudden, passed unanimously.

Mr. Stone reported on his trip to Chicago which he described as the last leg of the marketing promotion covering Korea, Japan and Taiwan. Since the Port had not visited in Chicago for a number of years, a lot of ground work was necessary in re-establishing credentials. Mr. Stone reported on a very successful reception hosted by us which was attended by approximately 150 carriers and shippers.

Engineering and Maintenance

Captain Osborne requested the Commission's approval to award a contract to Sverdrup & Parcel for design of the proposed Intermodal Container Transfer Facility, at a total cost not to exceed \$565,407. Discussion followed on the comparative qualifications of the bidders, and the process of selection used by the committee. Following this, approval was moved by Commissioner Lau, seconded by Commissioner Rudden, passed unanimously.

Commission was brought up to date on work in progress on a number of major projects - Jefferson Street Seawall, Fisherman's Wharf breakwater, Pier 80 development; Pier 96 Container Freight Station removal, and rehabilitation of Piers 30/32. Captain Osborne reported an on-time schedule for these projects with no serious impediments anticipated.

Executive Session

Commission withdrew for discussion of City and County of San Francisco vs. California Close Corp, Sup. Court No. 7650591. At the close of the session, City Attorney Karikas reported no action taken in this matter.

The meeting adjourned at 11:05 a.m.

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SAN FRANCISCO PORT COMMISSION DOCUMENTS DEPT.

MINUTES

NOV 1 1985

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Meeting of: April 10, 1985

Next Meeting: April 24, 1985

President Coleman called the regular meeting of the Port Commission to order at 10:10 a.m. The minutes of the meeting of March 27, 1985 were approved unanimously by Commissioner Lau's motion, seconded by Commissioner Rudden.

Present: Coleman, Lau, Rudden

Absent: Halsted, Herman

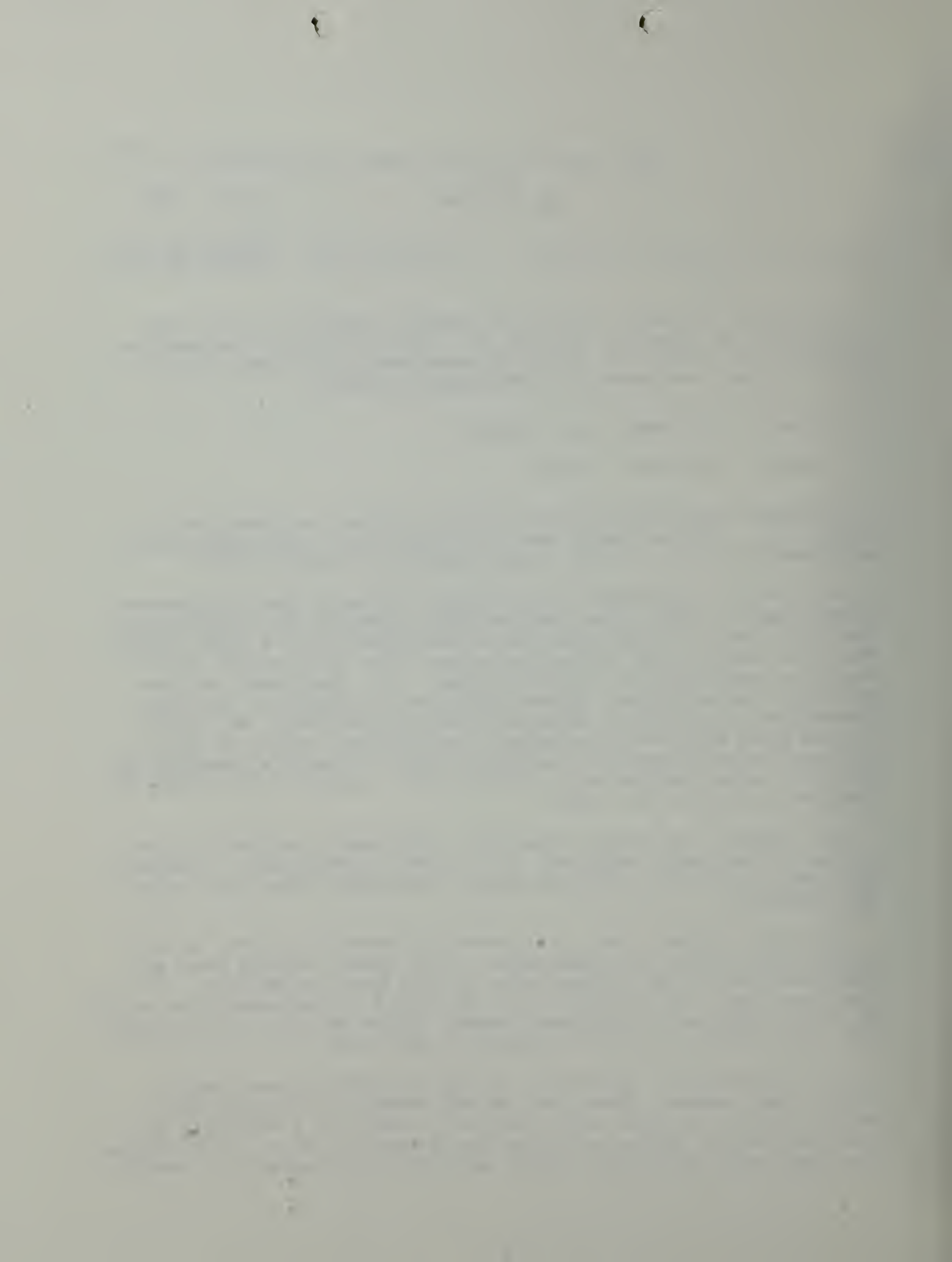
Director Gartland requested that a matter be taken out of order, i.e., Eddie Powell and his group about the desirability and feasibility of a film studio center at Piers 15/17.

Mr. Powell addressed the meeting. He said that in approximately May of 1982, they had met with Director Gartland regarding the idea of converting one of the piers into a film studio. The film industry is responsible for a lot of tourism and income for the City, Mr. Powell stated. Mr. Gartland, at that meeting, had expressed appreciation and concern for the idea. Therefore, at the Port Commission meeting on Sept. 8, 1982, it had been approved unanimously for the Port to enter into a contract with Alexander, Memishian & Co. to make a feasibility study of establishing such a film studio center. The study was completed on Oct. 20, 1983.

Mr. Powell, at today's meeting, expressed the thought that the study had been "adopted" by the Port Commission. President Coleman interjected that the Report had been "received" only, not adopted.

Donald S. Tayer, Esq., representing several various actors' guilds (including the Teamsters), then spoke, saying that his recollection of the action taken at the meeting on Sept. 8, 1982 was that the Commission was directed to implement the study. He then referred to a current story in the New York Times about the film industry studio in Astoria, New York.

Mr. Ken Orsatti, Secretary of the National Screen Actors Guild, then spoke. There are 60,000 members of the Screen Actors Guild, he said, and there is a need for a facility for shooting motion pictures in the San Francisco area. Mona Skager, Jack Morrison and George Kelsey also made statements on behalf



of the establishment of a film studio center in San Francisco.

President Coleman ended the discussion of the film studio center by remarking that he supported the concept of a film studio. However, there are two unanswered questions. First, the location -- some question as to whether the film people should look at another pier or elsewhere, since the Port has a maritime tenant at Piers 15 and 17. Second, financing -- it was not incumbent on the part of the Port to go further with the proposal when it was presented until the Port knew how it was to be financed. He stated he would be happy to receive in writing how the project is to be privately financed.

Director Gartland gave his report. Sheds A and C on Pier 45 have been reserved for Oct. 4, 5 and 6, 1985, for the Festa Italiana pending certification from the Police Department that they are suitable for public assembly.

Director Gartland went on to discuss the problems the West Coast ports were having concerning Custom delays because of the tremendous growth of the cargo on the West Coast and the shortage of Custom inspectors. It was suggested by the Ports of San Francisco and Oakland that the Customs Department should ask for inspectors to come out from the East Coast to the West Coast, instead of having San Francisco inspectors go to Los Angeles to alleviate that city's Customs problem.

It was the position of the Port of San Francisco that they would oppose the abandonment of the barge service by Santa Fe until Santa Fe has provided an alternate service to the San Francisco Port.

A bid package for the purchase of two cranes was in the process of being prepared and would be ready for the attention of the Port Commission at the meeting after next.

A meeting had been held with Coastal Conservancy about developing Piers 90/92 immediately -- not 20 years from now. Dr. Rossi is working on the permits. Also, we are proceeding on a design plan for Piers 30/32 and 34.

Finance and Administration

Jack Conrad requested authority to submit a resolution to the Board of Supervisors to allow the Port to contract for outside advertising services.

Resolution No. 85-44 was moved by Commissioner Lau, seconded by Commissioner Rudden, passed unanimously.

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Mr. Conrad first presented a financial report for informational purposes. He then presented the Refunds and Allowances. It was moved by Commissioner Lau, seconded by Commissioner Rudden, and the Refunds and Allowances were approved unanimously.

Commercial Property

License and Lease Nos. 10491/10932/10933/10934 and 10935 were unanimously approved. A representative of the Franciscan Restaurant by the name of Stanton was scheduled to appear to give an informational presentation on a proposed outdoor crab stand right outside the restaurant. Mr. Stanton did not appear, so Dorothy Schimke, head of Commercial Property Dept., gave a brief statement on the matter. At the conclusion, Director Gartland said he felt the Port would be taking a real gamble on such a stand. Possibly it would be permissible for temporary use, but when work was started in earnest on Pier 45, it would interfere with ingress and egress to Pier 45. President Coleman agreed that it was a point well taken and was assured that staff had not been encouraging to the restaurant on the matter.

Maritime

Ron Stone spoke briefly on the rules, regulations and rates regarding the fishing industry. The revised tariff incorporates two documents in a single tariff, and this proposed tariff section will be subject to a public hearing to be held on April 24, 1985. It was moved, seconded and unanimously approved by the Commission that the hearing be held on April 24, 1985.

Mr. Stone requested that Item 4 under Maritime, on the agenda for today's meeting, be taken off the agenda, and it was.

He also mentioned a long-term use agreement with Navicana. He stated that with this agreement, the Port now has long-term commitments with all national flag lines, and the dominant third flag lines in the South and Central America trade. Also, that 80% of the liner carriers calling at San Francisco today, have entered into long-term commitments with the Port as compared to 10% a couple of years ago.

Resolution 85-46 was moved by Commissioner Lau, seconded by Commissioner Rudden and passed unanimously.

Engineering and Maintenance

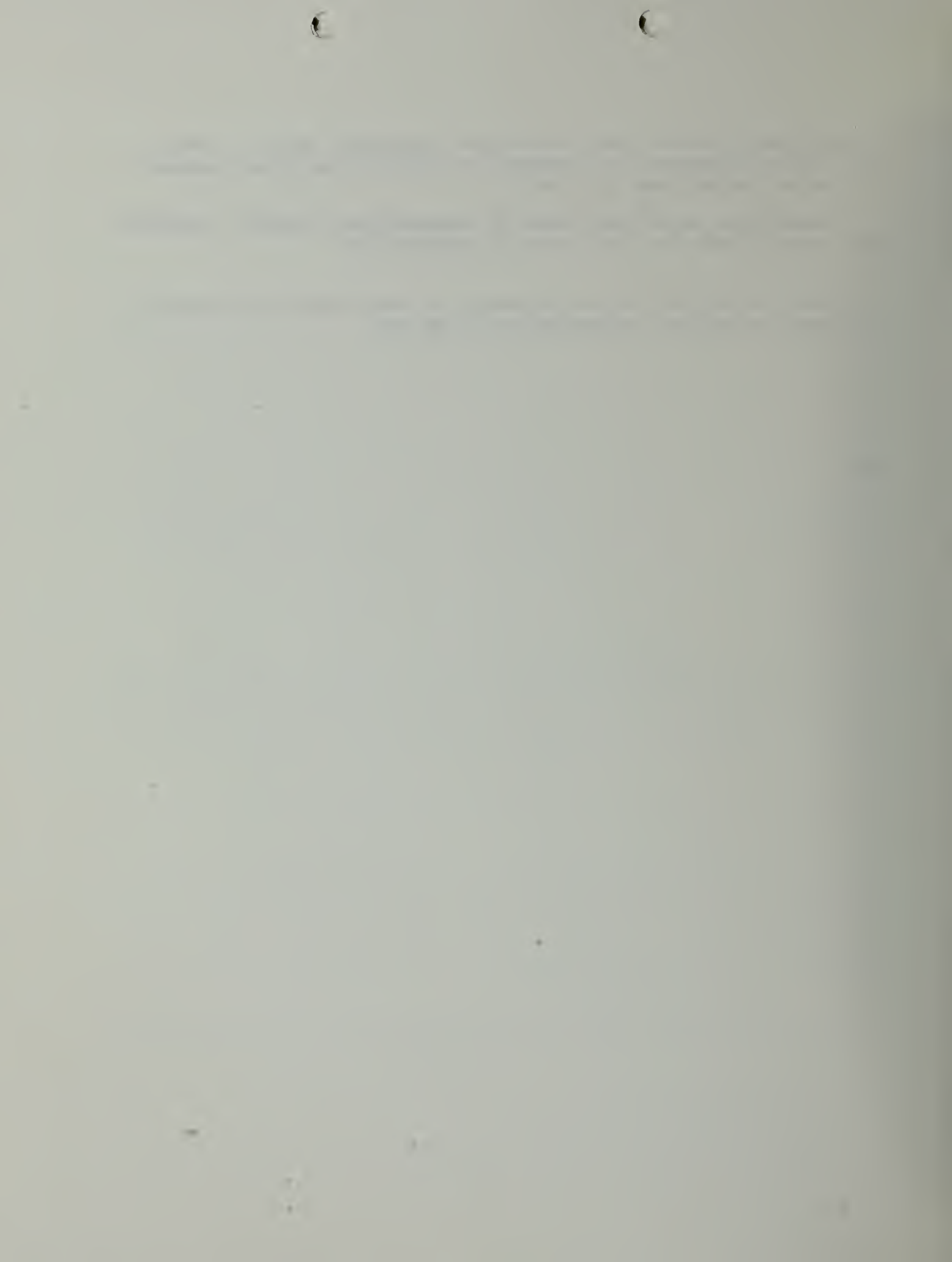
Mr. Vello Kiisk explained that Bepco Inc. encountered many unforeseen obstacles, and thus some additional costs, in completing their work on schedule for Piers 94/96 railroad track

access realignment, but it had been completed Oct. 1, 1984. Mr. Kiisk requested the Commission approve the final payment to Bepco, which came to \$290,771.

Resolution 85-47 was moved by Commissioner Rudden, seconded by Commissioner Lau, and passed unanimously.

There being no further business to come before the meeting it was, on motion, adjourned at 11:30 a.m.

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SAN FRANCISCO PORT COMMISSION

MINUTES

MEETING: APRIL 24, 1985

NEXT MEETING: MAY 8, 1985

President Coleman called the regular meeting of the Port Commission to order at 10:05 a.m.

PRESENT: Coleman, Halsted, Lau, Rudden

ABSENT: Herman

The President requested that Agenda Item 13 be taken out of order: A Public hearing on regulations for berthing requirements, qualifications and tariffs for commercial, sport and transient vessels at Fisherman's Wharf for an interim period until new breakwater completed and berthing plan is adopted.

President Coleman first asked for approval of the minutes of April 10, 1985 Commission meeting. The minutes of the April 10, 1985 meeting were approved unanimously by Commissioner Rudden's motion, seconded by Commissioner Halsted.

Public hearing (Maritime) - Mr. Stone addressed the Commission, stating that many of the present regulations for berthing requirements and tariffs were out of date, and that a new set of regulations had been developed which are more applicable to the present demand and market condition. He reviewed the proposed revised regulations, including the new definition of "Commercial Fishing Vessels" and "Historical Commercial Fishing Vessels", and significant changes concerning berth assignments, unauthorized occupancy, and the Right of Approval. He suggested that in order for the Port of San Francisco to be competitive with what other California Ports were realizing in dockage rates, it was being proposed that the Port raise its berth rates 25%, beginning upon adoption of the revised regulations and increase rates 25% every six months through January 1, 1987. A chart was displayed showing the disparity between what other Ports were now charging vs. the Port of San Francisco.

President Coleman then asked for public testimony. Several members of the fishing industry addressed the Commission, and among their concerns were the need for a new breakwater, replacement of obsolete ladders, poor lighting and electricity, the lack of and expense of parking in the area. It was also stated that commercial sport fishing vessels attracted a great deal of interest in the Fisherman's Wharf area from the general public and brought in substantial revenues.

Patrick Flanagan, Secretary/Treasurer of the Fisherman's Wharf Merchants Association, read his letter to Director Gartland of April 23, 1985, which made observations and suggestions regarding the Port's proposed Definitions and Tariffs Related to the Commercial Fishing

Industry. This letter is hereby entered into the record, and a copy attached to these minutes.

Commissioner Halsted noted that there would not be a vote on this matter until May 8th, and both she and Commissioner Lau requested that prior to May 8th, a meeting be scheduled between the Commercial Fishing Vessel representatives and the Port staff to try to arrive at mutually satisfactory conclusions. Staff was asked to contact those who signed their names and addresses at this meeting as interested representatives from the Fisherman's Wharf area.

President Coleman called a five minute recess, and the meeting re-convened at 11 a.m.

Executive Director's Report - Mr. Gartland advised that the Mayor had reviewed and approved the Port's budget, making only minor changes. Director Gartland stated that he had met with Cal Trans, the Metropolitan Transportation Commission (MTC) and William Burch & Associates, consultants, regarding the Bay Bridge traffic study and the possibility that such a study would be funded by the State, but administered through MTC. The Director briefly reported about meetings with Sino Trans and Sino Chart agencies, and pointed out that they are not necessarily bound to use the Chinese National Flag carrier. He also reported on a meeting with Continental Grain who had approached him concerning their existing lease at Islais Creek Channel. They discussed with him the changing international economy with respect to feed grains, noting that in the past five to seven years, China had become self sufficient in feed grain production and had become a net exporter. This development, in conjunction with the decrease in domestic production of non-feed grains, has resulted in concern on their part for continued operation at the Port of San Francisco. Mr. Gartland also referred to Item 10 on the Agenda, the request for proposals from fisheries consultants, indicating that these proposed consulting services would help to address matters raised by the Commercial Fishing Industry representatives during the earlier public hearing at this meeting.

Finance and Administration - Mr. Conrad requested approval of refunds and allowances for a total amount of \$211,547.

Commissioner Lau moved approval, and Commissioner Halsted seconded. Motion passed unanimously.

Mr. Conrad presented the Sales and Rent Report for February, 1985, and an additional informational item on the Status of Accounts Receivable that are more than sixty days past due and in excess of \$5,000.

Commercial Property - Ms. Schimke requested approval of License and Leases Nos. 10936-10941 for space in the World Trade Center, the Agricultural Building, Pier 33 and 45.

The Commission moved its approval, by a motion of Commissioner Halsted, seconded by Commissioner Lau. The motion was approved unanimously.

Ms. Schimke requested a rescission of two previous Port Commission resolutions (Nos. 80-72 and 81-8), regarding a marina in China Basin. The previous resolutions had endorsed the concept of a public marina on the China Basin Channel between Third and Fourth Streets. Due to maritime expansion on the Southern Waterfront, Port staff now believes such a marina development would be contrary to the Port's interests since it would require increased traffic disruption for the operation of the Third Street Bridge. After a brief discussion,

Resolution No. 85-48 was moved by Commissioner Halsted, seconded by Commissioner Rudden, and passed unanimously.

Ms. Schimke introduced Michael Stanton, architect representing the Franciscan Restaurant who described a proposal to add a sidewalk sales area within the Franciscan leasehold on the area used as sidewalk in front of the restaurant. The discussion that followed included questions about the relation of the proposal to the development of Pier 45, and the free movement of pedestrian traffic. Mr. Gartland stated that he could not support the project because of the anticipation of detailed planning for the Pier 45 vicinity. He also advised the Commission that it would be his recommendation that in conjunction with the development of Pier 45, the developer be asked to fund a staff position at the Port with primary responsibility for working with the Fisherman's Wharf merchants on a day to day basis to coordinate an overall improvement program. No action was taken on the proposal.

Ms. Schimke requested approval of sublease between Blue Pacific and San Francisco Parking for maritime-related parking at Pier 33 on days which cruise ships are berthed at Pier 35 or 35-33.

Resolution No. 85-49 was moved by Commissioner Rudden, seconded by Commissioner Halsted, and passed unanimously.

Planning and Research - Dr. Rossi requested Commission authorization of a contract for environmental and planning services with Jefferson Associates. The work scope for this contract relates to the environmental clearances and permits required to redevelop Piers 30-32 and 34 for a cost not to exceed \$24,625.

Resolution No. 85-50 was moved by Commissioner Lau, seconded by Commissioner Halsted, and passed unanimously.

Dr. Rossi requested Commission authorization to solicit proposals for a study of the commercial fishing resource and physical facilities needed at Fisherman's Wharf. He pointed out that this study was intended to be a companion effort to the land use program for the proposed development of Pier 45. After receiving proposals and reviewing them with the assistance of representatives from City Planning, BCDC, and commercial fishing interests, a final recommendation would be brought back to the Commission.

Resolution No. 85-51 was moved by Commissioner Lau, seconded by Commissioner Rudden, and passed unanimously.

The next item presented by Dr. Rossi was an informational item, concerning privately owned property at India Basin. The 35-acre parcel off of Innes Avenue is crossed by dedicated, but unimproved City streets. Port jurisdiction bisects the site resulting in Port ownership of the streets east of the line of Port jurisdiction. These Port parcels within the 100 foot shoreline band are proposed to be leased to the Recreation and Park Commission for use as public open space. Subject to appraisal work and lease negotiations, the Port Commission was asked for comments on this proposed lease arrangement. Dr. Coleman asked if the proposed project had implications for the Port's maritime operations, and Dr. Rossi responded the land was proposed for light industrial development, and the Port did have an interest in the development of container freight stations in the vicinity. No Commission action was requested.

Dr. Rossi requested authorization to apply for and accept a planning grant for public access from the California State Coastal Conservancy. He pointed out that no specific project or planning study had been identified, but subsequent Commission approval would be required to expend any granted funds and a specific project would be identified at that time.

Resolution No. 85-52 was moved by Commissioner Lau, seconded by Commissioner Halsted, and passed unanimously.

Maritime - Mr. Stone requested approval of a five-year Terminal Revenue Sharing Agreement with P.V.C. Lines, a new Northern Europe to California Service.

At this time, Commissioner Lau said he wanted to congratulate Messrs. Gartland and Stone and other Port staff for their efforts in arranging a number of long-term agreements, thereby providing stability to the Port, rather than the Port's being a landlord dependent on month to month agreements.

Resolution No. 85-53 was then moved by Commissioner Lau, seconded by Commissioner Halsted, and passed unanimously.

Mr. Stone requested approval of a license with Strick Leasing to operate a chassis leasing facility, and stated that this facility will enable the Port's shipping lines to have container chassis available immediately adjacent to our Terminal and thus expedite cargo movements. Dr. Coleman asked if it was a thirty-day license. Mr. Stone replied affirmatively, but said, if successful, it would later become a lease. Mr. Gartland indicated that the Port was essentially beginning a market test of the feasibility of chassis leasing.

Resolution No. 85-54 was moved by Commissioner Rudden, seconded by Commissioner Halsted, and passed unanimously.

Mr. Stone then requested approval of a contract for legal services with the law firm of Hill, Betts & Nash, noting that this is an on-going contract to provide specialized legal services in matters dealing with FMC and ICC. Commissioner Lau inquired if the Port was billed on the basis of actual hours expended according to a standard legal fee schedule, and Mr. Stone and Director Gartland confirmed that this was the case.

Resolution No. 85-55 was moved by Commissioner Rudden, seconded by Commissioner Lau, and passed unanimously.

Engineering - Vello Kiisk requested approval to issue a request for proposals to qualified consulting engineering firms for design of improvements to facilitate cargo handling at San Francisco Container Terminal-South.

Resolution No. 85-56 was moved by Commissioner Rudden, seconded by Commissioner Halsted, and passed unanimously.

Mr. Kiisk then requested approval to issue a request for proposals to qualified consulting engineering firms for the design of improvements to the San Francisco Container Terminal-North.

Resolution No. 85-57 was moved by Commissioner Rudden, seconded by Commissioner Halsted, and passed unanimously.

New Business - Mr. Gartland announced that Connie Rutherford of the Legal Department was leaving the Port, and both he and Dr. Coleman assured her that she would be missed and thanked her for her services to the Port of San Francisco.

There being no further business, the meeting was formally adjourned at 12:00 Noon.



April 23, 1985

Mr. Eugene Gartland
San Francisco Port Director
San Francisco Port Commission
Ferry Building, Embarcadero
San Francisco, California 94111

Re: Proposed Definitions and Tariffs Related to the Commercial Fishing Industry

Dear Mr. Gartland:

First of all, we would like to commend the Port staff for their drafting regulations regarding the commercial fishing industry. Generally after reviewing the proposals, they show much thought in their thoroughness and depth. The need for such an approach to commercial berthing of boats has long been felt by the public for many years, almost as long as the fight for the breakwater itself.

At the same time, we do feel it necessary to make the following observations and suggestions regarding this document:

1. Regarding the definition of a "Commercial Fishing Vessel" to be "registered with the San Francisco Tax Assessor. We would suggest the deletion of "San Francisco" and replacement with "a county Tax Assessor". All commercial boats must be registered with a county assessor for the purposes of property taxes. To restrict to just San Francisco might cause a problem with new boats desiring to relocate to San Francisco during an interim period while establishing a new home port. To restrict to only "San Francisco" might be self-defeating in attracting new fishing boats, as well as not recognizing the transient nature of this industry. We go where the fish are; not where the tax assessor is located.
2. Regarding the definition of "10 tons" or "\$10,000.00 in fish catch. We fear that this does not address the tremendous influx of Vietnamese and other immigrants just starting to fish for a living, thus penalizing them, rather than giving them an incentive to leave the welfare rolls. Generally, we feel the suggested limits are reasonable and fair; but, fear how they will be applied to people just learning to fish commercially. Some approach must be made to show understanding toward this new group if we are to expand our scope of local

fishermen. Under the legislation as proposed, the Executive Director could make a flexible decision to address this problem, but under what guidelines? We feel that some guidelines should be established to insure just and fair decisions by the Executive Director to avoid potential discrimination.

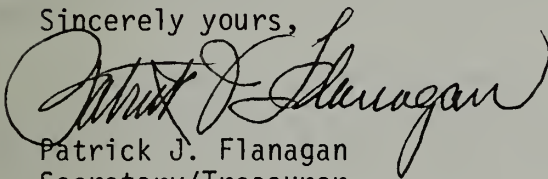
3. Regarding Transient Assignment - We feel that the transient nature of the commercial fishing industry is not addressed at all in the document. By the Port's own figures supplied to the State of California, about 4,000 vessels visit the Port of San Francisco each year. The Port readily admits that very few of these vessels permanently berth in San Francisco. The commercial transient population of fishing boats is very substantial and one of the key factors in our production figures. Because of this, we feel a new classification is necessary, i.e. Transient Commercial Fishing Vessels which would more adequately address and recognize this segment so critical to making our Port "a working Port" again. This classification should be given a somewhat "preferred" position because of the potential tonnage they could contribute to our Port.
4. Regarding Maintenance and Care in Berthing - Most of the costs of maintenance in other ports are born by the port, i.e. ladders and pilings. Damage caused by the boats due to negligence are usually born by the owner of the boat. It is reasonable that this should be the case as the owners are paying property taxes and dockage to the Port for maintenance of facilities, just as various shops pay property taxes for the City to maintain the streets. Generally, due to the lack of a breakwater, damage over the last few years to pilings have been substantial and not attributed in many cases to the fishermen. Pilings of the Port which should have had 20 to 30 year lives, are crumbling in 5. Certainly the lack of proper protection and the resultant damage to pilings and ladders should reside with the Port.
5. Regarding Assignment Rates - We feel that the assignment rates should be competitive with other commercial fishing ports within a 200 mile radius in order to attract new life to our Port. This should also take into account, or discount, the present lack of facilities for a "working Port", i.e. breakwater, showers, bathrooms, storage, fuel, ice, etc. We would urge a comparison along these lines to make sure that we are adequately competing for commercial fishing. As an addendum to this point, this also applies to commercial transient boats. A rate of \$4.00 per day is almost double most other ports with far finer facilities. This inequity should be addressed if we are serious in supporting our fishing component.
6. Regarding Wharfage Rates - We would like clarification of the "Rate in Cents Per Ton". It appears to be \$1.13 per ton with no minimum established. Presently, there is a minimum on this wharfage rate. We would appreciate knowing what the rate is, and if the minimum is being dropped.
7. Reporting Requirements - Mr. Patrick Flanagan, owner of Standard Fisheries and a Port tenant, was not notified of any public meetings regarding this entire issue. We are assuming, therefore, that no

public notice has been issued as yet to any other representatives of the fishing industry in order to review these new regulations. We do not view this action as prudent, especially if the Port Commission will be urged to vote on the staff recommendations before proper public notice is accomplished. We believe under the trust agreement between the Port and City of San Francisco with the State of California, adoption of new regulations, such as these, require proper notice under State law before adoption. Such notice is also important in fulfilling the Port's adherence to the Burton Act in its duty to promote and preserve the fishing industry. Such public input can only aid the Port in fulfilling its commitment to the public trust.

8. Regarding Port competition - As the Port of San Francisco monitors and polls other shipping ports to maintain its competitive edge regarding its tariffs, we would urge the Port also to regularly poll other California commercial fishing Ports within a 200 mile radius to make sure that we are also competitive in the fishing industry. Such information would be extremely helpful to the Commissioners in their decision-making and avoiding costly mistakes in loss of tenants.

In closing, again we wish to commend the Port in showing such concern for the commercial fishing industry. This is a fine start and shows the Port's new commitment to the commercial fishing industry, long awaited and needed. We sincerely hope that the above comments will be taken seriously and addressed under the wisdom of the Port Commissioners. We would appreciate a reply as to the action taken by the Port regarding these 8 areas of comment.

Sincerely yours,

A handwritten signature in dark ink, appearing to read "Patrick J. Flanagan". The signature is fluid and cursive, with a large, stylized initial "P".

Patrick J. Flanagan
Secretary/Treasurer

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SAN FRANCISCO PORT COMMISSION

MINUTES

Meeting: May 8, 1985

Next Meeting: May 22, 1985

Vice President Rudden, acting on behalf of President Coleman, called the meeting to order and asked for approval of the minutes of the April 24, 1985 meeting. It was so moved by Commissioner Halsted, seconded by Commissioner Lau, approved unanimously.

PRESENT: Rudden, Halsted, Lau

ABSENT: Coleman, Herman

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The Executive Director is attending the International Association of Port Authorities in Hamburg, and Ronald Stone as Acting Director reported two meetings with the fishing industry regarding the proposed change in tariffs and berthing regulations. He stated in light of these meetings and other matters which had come to the fore at the public hearing on April 24, staff was not prepared speak to this matter. It was therefore the decision to postpone any decision until the next meeting of the full Commission on May 22.

Mr. Stone stated an increase in cargo traffic has resulted in parking problems with one solution being wharfingers will be trained as special police and be sworn in on May 23 in order to handle these specific traffic problems.

Ms. Karikas introduced a new member of her staff, Lisa Clay, who recently joined the Port legal department, from the Social Services Division of the City. Ms. Clay was welcomed by President Rudden and Commissioners Lau and Halsted.

Another new member of the Accounting Department was also welcomed to the Port - Mr. Fay Woo; he will be the head accountant under Ben Kutnick.

Mr. Stone indicated Item 8 was being withdrawn since all the paperwork finalizing the amendment has not been completed.

Finance and Administration

Mr. Jack Conrad presented the summary of revenues and expenditures for Commission review; but cautioned against viewing the figure of \$9,336,675 in surplus funds as realistic. Conrad said after meeting all of our outstanding debts, the figure would be more in the neighborhood of \$4 million for the nine months.

5. Commission was asked to approve a contract with Associated Asian CPA Firms (a group of accounting firms) who had been selected from over 18 bidders to provide auditing services of our percentage rental tenants. Mr. Conrad indicated the bids ran the gamut from a low of \$17,000 to a high of \$70,000. The firm selected bid the second lowest at \$24,375. Commissioner Lau indicated he would have to abstain from voting - therefore this matter was put over for the next Commission meeting since there were not sufficient Commissioners present to constitute a quorum.

Commercial Property

6. Commission was requested to approve license and lease nos. 10918-43 to 10948 with an explanation correcting two typographical errors. These routine licenses were approved unanimously.
7. The next matter before the Commission was a request by Pier 39 to allow an increase in administrative office space under its lease. The increase would allow 7,100 s.f. and the economic rent would go from \$60,000 to \$72,840, and increase the Port's percent revenues. Ms. Schimke advised there was a six months written notice required, which she was asking be waived since it seemed unnecessary in this instance. Commissioner Halsted agreed, but indicated strongly this was not to be construed as precedent-setting.

Resolution No. 85-60 was moved by Commissioner Halsted, seconded by Commissioner Lau, approved unanimously.

8. Item 8 - Withdrawn.

Engineering and Maintenance

9. Mr. Kiisk, Chief Harbor Engineer, requested approval and authority to accept as final the work under Contract No. 2523 with the Ferma Corporation with the modifications nos. 1 and 2 bringing the total contract price to \$251,554.

Resolution No. 85-58 was moved by Commissioner Lau, seconded by Commissioner Halsted, approved unanimously.

There being no new business, the meeting was adjourned at 10:30 a.m.

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MINUTES OF THE REGULAR MEETING
OF THE SAN FRANCISCO PORT COMMISSION
HELD ON THE 22ND DAY OF MAY 1985

The Commissioners of the Port Commission of the City and County of San Francisco met in a regular meeting at 3100 Ferry Building in the City of San Francisco, California at 10 o'clock a.m. on the 22nd day of May, 1985.

President Coleman called the meeting to order and the following were present:

Dr. Arthur H. Coleman, President
James J. Rudden, Vice President
Anne Halsted
Gordon Lau

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and the following was absent:

James R. Herman.

The president declared a quorum present.

Eugene L. Gartland, Executive Director, and staff members were also present.

APPROVAL OF MINUTES

It was moved by Comm. Halsted, seconded by Comm. Rudden, and unanimously carried that the minutes of the regular meeting of May 8, 1985 be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director Eugene Gartland reported to the Commissioners on the following matters:

- a) The formation of a coalition of West Coast ports to lobby for equitable distribution of custom agents East and West to alleviate the problem of the lack of custom inspectors. "The Western States Coalition for Effective U.S. Customs Service" was formed as a result of an Executive Meeting on May 8 which will propose an increase in the budget for customs inspectors and support so that the growing trade on the West Coast can be adequately handled. There will be a meeting on May 29 in Seattle and pending approval of travel the Port will participate since San Francisco has been designated as lead in the membership committee.

FINANCE And ADMINISTRATION

4. Mr. Ben Kutnick, filling in for Mr. Jack Conrad, Finance Director, presented four financial reports for Commission review
- "Status of Accounts Receivable - 60 days"
 - "Services of Other Departments - 3rd Quarter"
 - "Sales and Rental Report for March"
 - "Statement of Revenues & Expenditures - March"
- Following a brief discussion, the reports were received.

5. Mr. Kutnick next requested authorization to use payroll revolving fund as previously established with Bank of America in 1981, in lieu of a centralized payroll system through the Controller's office. It was explained that this procedure was already in use but had never been formalized by resolution.

ACTION: It was moved by Comm. Rudden, seconded by Comm. Halsted, and unanimously carried that Resolution No. 85-67 be adopted.

6. Approval of personal services contract with Associated Asian CPA Firms to provide auditing services to audit percentage rental tenants was requested by Mr. Kutnick. This item was carried over from the previous meeting of May 8.

Commissioner Lau, who had abstained from voting on this matter due to a probable conflict again stated he would not participate in discussion nor would he vote. President Coleman asked for a motion on this matter.

ACTION: It was moved by Comm. Rudden, seconded by Comm. Halsted, and unanimously carried that Resolution No. 85-64 be adopted.

7. Approval of Personnel Non-Civil Service Appointments and Removals was requested in compliance with Charter requirement under Section 3.501 governing Non-Civil Service and temporary appointments by Department Head.

ACTION: It was moved by Comm. Halsted, seconded by Comm. Rudden, and carried unanimously to adopted Resolution No. 85-68.

COMMERCIAL PROPERTY

8. Ms. Schimke, Property Manager, requested approval of license nos. 10949 through 10962, with a brief explanation that these were routine with the exception of License No. 10962 with State of California, Dept. of Transportation which under the new licensing will provide a substantial monthly increase in parking revenue.

ACTION: It was moved by Comm. Lau, seconded by Comm. Halsted, and carried unanimously to approve these licenses.

Minutes of Regular Meeting of May 22, 1985

9. Commission was next asked to approve five subleases at Pier 33 representing full occupancy of this project. The subleases are a combination of restaurant and office space. Discussion followed regarding the appropriateness of the 8% and 10% for food and beverage. It was suggested that staff conduct a market survey with the next negotiated lease.

Commissioner Halsted complimented staff and Pier 33, Inc. management on the aesthetics of the exterior design. Commission was informed that all the bulkhead buildings between 35 and 1 are on the National Register. Comm. Halsted also queried staff that maximum effort was used to occupy with maritime tenancy. Ms. Schimke assured her that such was the case.

ACTION: It was moved by Comm. Halsted, seconded by Comm. Lau, and unanimously carried that Resolution No. 85-71 be adopted.

President Coleman suggested Item 12 be considered out of order for reasons of timeliness; and stated this matter was being presented for information purposes, and no public testimony would be taken. Dr. Rossi spoke briefly regarding the Task Force formulation and dedication and introduced the Chairman of Pier 45 Task Force, Chris Martin, and the Vice Chairman Diane Bloomquist. Mr. Martin presented the recommendations of the Task Force, indicating that although it was not a unanimous one, it was two-thirds consensus and therefore was being presented for consideration and future action by the Commission in conjunction with Fisherman's Wharf Action Plan. (The Pier 45 T.F. report is attached and made a part of these minutes hereto.) To summarize, the Task Force recommendations presented include a 350-500 room hotel, a public festival hall, up to 40,000 s.f. of maritime offices, parking and open space. It was further recommended that a retail fish market be built in the Fish Alley area. The Task Force recommended that a new Hyde Street Pier extension was still the preferred location for expanded commercial fishing facilities. Dr. Coleman asked the members of the Task Force present to introduce themselves to the Commission. (List of names is attached.)

Dr. Rossi presented the Executive Director, Mr. Joe Petrillo, of the Coastal Conservancy, one of the state agencies participating in the Task Force, who outlined for the Commission the function of his agency, as well as detailing a number of waterfront projects statewide which have received funding from the Coastal Conservancy. The Commission thanked Mr. Petrillo for his interest, and indicated their interest in funding from this agency in the future for a waterfront project.

The president permitted testimony from one citizen, a resident of Russian Hill, who wished to be on record as protesting against high-rise hotel development on The Embarcadero. She felt entitled to testify since she had not been invited to participate in task force meetings and Dr. Coleman made this an exception.

MARITIME

10. Mr. Stone requested approval of a five year Terminal revenue sharing agreement with Splosna Plovba Piran (United Yugoslav Line) the national flag carrier of Yugoslavia. This agreement is similar to other long term agreements recently approved by the Commission. Pending approval, the actual signing of the agreement will take place June 2 when the Minister of Trade for Yugoslavia will be in San Francisco.

ACTION: It was moved by Comm. Halsted, seconded by Comm. Rudden, and unanimously carried to approve Resolution No. 85-65.

11. Approval of a lease with Ocean Beach Outfall Construction/ Morrison-Knudsen Co. for 585 ft. of berthing area, at Pier 31. Mr. Stone stated this company is the contractor with the City for construction of the sewer outfall and required a staging area for its equipment as well as the ability to moor their work barge during bad weather.

ACTION: It was moved by Commissioner Rudden, seconded by Comm. Halsted, approved unanimously to pass Resolution No. 85-66.

ENGINEERING

12. Commission was requested to authorize entering into an agreement with Santa Fe and Southern Pacific for construction and advisory work in conjunction with Pier 94/96 railroad track access realignment. This work has been accomplished and payment in the amount of \$200,000 to Santa Fe and \$5,000 to Southern Pacific is required.

ACTION: It was moved by Comm. Rudden, seconded by Comm. Halsted, and unanimously carried to approve Resolution No. 85-69.

13. Mr. Gartland spoke to the matter of authorization to solicit proposals for two container gantry cranes, indicating that certain changes were being contemplated in the technical specifications and therefore Commission was asked to authorize and pass the resolution to solicit proposals subject to minor changes in the specifications by the Executive Director.

ACTION: It was moved by Comm. Rudden, seconded by Comm. Lau, and unanimously carried to approve Resolution No. 85-70.

NEW BUSINESS - None.

EXECUTIVE SESSION

Dr. Coleman advised that City Attorney requested Commission to go into executive session under Calif. government Code Section 54956.9(a) for purposes of discussing the settlement of City and County of San Francisco v. California Close Corporation, Superior Court No. 765-591. Following the executive session, it was stated Commission has instructed

Minutes of Regular Meeting - May 22, 1985.

City Attorney to elicit further information and report to the Commission at its next regular meeting.

There being no further business, the meeting adjourned at 11:30 A.M.



George Agnost,
City Attorney

M E M O R A N D U M

May 22, 1985

TO: HONORABLE MEMBERS
SAN FRANCISCO PORT COMMISSION

FROM: ANGELA KARIKAS *K*.
Deputy City Attorney

SUBJECT: EXECUTIVE SESSION - MAY 22, 1985 PORT COMMISSION MEETING

An executive session is requested by the City Attorney's Office to discuss the settlement of City and County of San Francisco v. California Close Corporation, Superior Court No. 765-591. This is a matter of pending litigation and an executive session is specifically authorized under California Government Code Section 54956.9(a).

mt

cc: Eugene L. Gartland

PIER 45 TASK FORCE REPORT MAY 1985

INTRODUCTION

In 1981, the San Francisco Port Commission initiated a planning process for its properties in Fisherman's Wharf which involved participation from merchants, citizens, community groups, and governmental agencies. That process produced a document, the Fisherman's Wharf Action Plan, which was incorporated into the Port's Master Plan in 1981 and the Department of Planning's Comprehensive Plan in 1983. The Action Plan establishes measures to preserve and expand the Wharf's fishing fleet, finance facilities and improvements required by the fish industry, improve the Wharf's physical environment, rezone restricted maritime uses on Pier 45 to commercial and residential uses, and guide appropriate land use and development on Pier 45. However, recently, the State Lands Commission ruled that private residential use, a key revenue-generating component was not acceptable. That decision prompted the Port to reactivate a citizen and civic task force to present land use recommendations for Pier 45.

Though the assignment of this Task Force was narrow and limited to substituting uses on Pier 45, we felt it prudent to broaden the scope and reexamine the major land use elements described in the Action Plan, including Hyde Street Pier. We believe that such analysis will update the contents of the Action Plan and assist with its orderly implementation to accomplish the objectives set forth in the document. For example, in 1981, the only way to finance a breakwater to protect the fishing fleet was by a combined Hyde Street Pier/breakwater built with local funds. Since that time, Federal funds have appropriated for a larger breakwater, positioned from Pier 45 to the GGNRA historic ships, with construction to begin this year. The Task Force affirms the three major Objectives and supports most of the Policies described in the Action Plan. The recommendations we present should be adopted as an addendum to the Action Plan to guide future development and achieve the greatest public benefits.

PIER 45 TASK FORCE RESOLUTIONS

PREAMBLE: The 11 acres of Pier 45 are a major public resource administered by the Port of San Francisco on behalf of the People of California. Any development of this valuable resource must be to the public's benefit. Therefore, public access and other public uses shall be a top priority in determining future land uses on the pier. All Port revenue from Pier 45 shall be used to benefit the fishing industry at Fisherman's Wharf, which is in critical need of adequate facilities and a major public benefit. No existing Port leases or use agreements should be modified or new leases granted that would interfere with the implementation of the Fisherman's Wharf Action Plan, as amended.

OBJECTIVES AND IMPLEMENTATION

RESOLUTION 1: That the Hyde Street Pier area shall be developed by the Port of San Francisco or its agent, to retain and expand the maximum possible fishing industry within the "Fish Alley/Hyde Street Pier" area. The degree of completeness of the development will be in accordance with the needs of the existing Port of San Francisco fishing industry lessees. The Hyde Street Pier development and the availability of space in Fish Alley/Hyde Street Pier area shall occur prior to construction/demolition of Pier 45, requiring no interim relocation of existing Pier 45 fishing industry lessees.

RESOLUTION 2: The Port Commission shall arrange for pre-development funds and permit approvals for the construction of the Hyde Street Pier in a timely manner.

RESOLUTION 3: If existing Port funds and bonding capabilities are limited, new sources of revenue must be considered to ensure the timely construction of the Hyde Street Pier and the other improvements required by the fishing industry. The Port should thoroughly analyze each of the following:

1. State and local funding for the pre-development costs and permit procedures associated with the Hyde Street Pier.
2. Advance lease payments from the hotel developer to accomplish actual construction of Hyde Street Pier and other improvements.
3. Allocation by the Port of new Port revenues generated within the Fisherman's Wharf Action Plan boundaries and the Fisherman's Wharf Area, including those from Pier 45 to the Fisherman's Wharf project.
4. Action by the Board of Supervisors to make available City revenues generated by new Fisherman's Wharf developments as needed to cover part of the project cost.
5. Use of State of California Urban Waterfront Area Restoration Finance Authority (CUWARFA) tax-exempt revenue bond financing by either the Port or the developer/master lessee of the Hyde Street Pier/Fish Alley development to provide development funds, to be paid back from the above-mentioned lease and tax revenues.

6. Application by the Port to State and other Government funding programs for grant and/or low interest loan funds for improvements required by the fishing industry.
7. But not limited to the above.

HYDE STREET PIER AND FISH ALLEY RESOLUTIONS

RESOLUTION 1: Hyde Street Pier shall be for the exclusive use of the commercial fishing industry, and that public access meet BCDC requirements.

RESOLUTION 2: The positioning and urban design aspects of the Hyde Street Pier should be compatible with and not detract from the GGNRA historic ships and pier.

RESOLUTION 3: The retail fish market be on Fish Alley.

PIER 45 RESOLUTIONS

RESOLUTION 1: Development proposals for the commercial facilities on Pier 45 should be solicited by the Port on a competitive basis through an open process of "Request for Proposals and Qualifications." The major criteria for the Port's selection of a developer shall include: (1) urban design quality of the project, and (2) the public benefits resulting from the project, including the Wharf's fishing industries.

RESOLUTION 2: The Task Force favors a hotel of 330-500 rooms on Pier 45, conditioned upon the timely construction of the Hyde Street Pier to accommodate the fish handlers and fishing industry.

RESOLUTION 3: The parking in the triangular area bounded by Taylor, the Embarcadero and Jefferson, will be relocated to sub-grade parking area within Pier 45, incorporating the current Port tenant's validated parking program as a mitigation measure. The triangular parcel will then be landscaped as a public park.

RESOLUTION 4: There should be maximum feasible public access on Pier 45.

RESOLUTION 5: (Open Space) The open spaces of the pier must be clearly public and inviting in character and easily accessible from street level to all of the city's diverse population.

- Minimum of 50% open space on the pier including service roads, pedestrian walkways and plazas.

- Building setbacks from pier edges should be 65 feet minimum including service roads and pedestrian promenade. Promenade spaces not less than 30 feet must include rest stops and other pedestrian furniture to insure public use comfort.
- A major plaza gathering space near the end of the pier not less than 1/2 acre in size designed to be wind protected and with maximum sunlight exposure.
- Service parking should be handled off the service road and out of sight of pedestrian traffic.
- No development above 25 feet may be permitted within 650 feet at the end of the pier.
- Buildings must be set back so as not to encroach on the Taylor Street view corridor.
- Roofs must be designed to take into account visual interest from hillside views. Mechanical equipment must be hidden from view and integrated into the architecture of the building and under the 40-foot height limit.

RESOLUTION 6: Public fishing should be maintained in Pier 45.

RESOLUTION 7: Reserve the west side of Pier 45 for commercial fishing only and the east side of Pier 45 for ceremonial or transient berthing.

RESOLUTION 8: No fish handling or off-loading should be allowed on Pier 45 after the Hyde Street facilities are available.

RESOLUTION 9: Restrict retail and restaurant operations to the hotel, to be operated by the hotel rather than franchises.

RESOLUTION 10: Up to 40,000 square feet of maritime-related office space should be allowed on Pier 45.

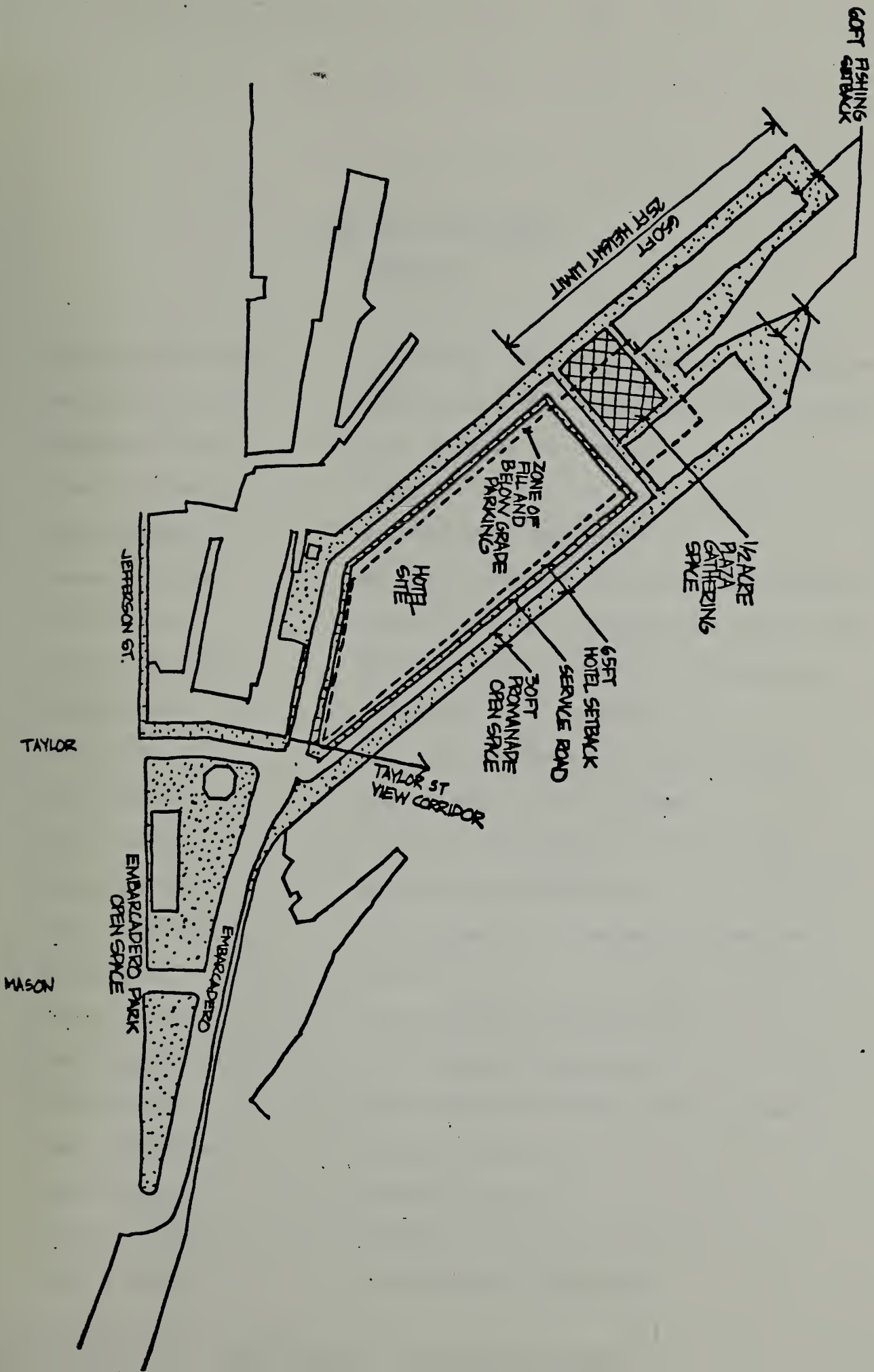
RESOLUTION 11: The Festival Hall be a required component for the developer of the Pier 45 hotel.

RESOLUTION 12: Space be reserved on Pier 45 for the Fish Research Center.

RESOLUTION 13: The existing amount of (restaurant) storage on Pier 45 should be accommodated on Pier 45 or in close proximity.

CONCLUSION

The Port Commission shall reconvene this Citizen's Advisory Committee at appropriate intervals to monitor the implementation of the Fisherman's Wharf Action Plan, including (but not limited to): (1) review of any proposed Master Plan revisions; (2) advance review of competitive development proposals for Pier 45; (3) review of Pier 45 development architectural design at various points of its evolution; and, (4) periodic review of progress on the development of the Hyde Street Pier and its fishing industry facilities, such as review of the scope of predevelopment consultant/design/engineering work, programming of fishing facilities, etc.



PIER 45 TASK FORCE

MEMBERS

| | |
|--------------------|---|
| Christopher Martin | Fisherman's Wharf Merchants Association |
| Patrick Flanagan | Fisherman's Wharf Merchants Association |
| Margaret Duskin | S.F. Chamber of Commerce |
| Lisa Klairmont | SPUR |
| Dian Blomquist | Russian Hill Neighbors |
| Jeanne Brooks | Mayor's Office of Economic Development |
| James Haas | Appointment of Commissioner Gordon Lau |
| Edward Van Egri | Russian Hill Improvement Association |
| Robert Katz | Telegraph Hill Dwellers |
| Dale Hess | S.F. Convention & Visitors Bureau |
| Otis McGee | Appointment of Dr. Coleman |
| John Kriken | American Institute of Architects |
| Tammy Koster | North Beach Neighbors |
| Jim Augustino | Appointment of Commissioner Halsted |
| Fritz Arko | Pier 39 |
| Nunzio Alioto | Port Tenants Association |
| Paul Guardino** | Port Tenants Association |
| Peter Brown | Appointment of Commissioner Rudden |
| James Williams | Fishing Industry |
| Frank Martell | Fishing Industry |
| Denise Hinckle | AFL-CIO, Local 261 |
| Jean Kortum | San Francisco Tomorrow |

** Gary Burns (will attend first two meetings)

PIER 45 TASK FORCE

STAFF AND CONSULTANTS

| | |
|------------------|---|
| Randall S. Rossi | Port of San Francisco |
| Dorothy Schimke | Port of San Francisco |
| Vello Kiisk | Port of San Francisco |
| Joseph Medina | S.F. Fire Department |
| Philip Kern | Bay Conservation and Development Commission |
| Eva Liebermann | Department of City Planning |
| Amit Ghosh | Department of City Planning |
| Doug Nadeau | G.G.N.R.A. |
| Dianne Jones | State Lands Commission |
| Michael Marston | Keyser-Marston Associates |
| Jerry Keyser | Keyser-Marston Associates |
| Bob Wetmore | Keyser-Marston Associates |

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MINUTES OF THE REGULAR MEETING OF
THE SAN FRANCISCO PORT COMMISSION
HELD ON THE 12TH DAY OF JUNE 1985

The Commissioners of the Port Commission of the City and County of San Francisco met in regular session at 3100 Ferry Building in the City of San Francisco, California at 10 o'clock a.m. on 12 June, 1985.

President Coleman called the meeting to order and the following were present:

Dr. Arthur H. Coleman, President
James J. Rudden, Vice President
Anne Halsted, Member
Gordon Lau, Member

and the following was absent:

James R. Herman.

The president declared a quorum present.

Eugene L. Gartland, Executive Director, and staff members were also present.

APPROVAL OF MINUTES

It was moved by Commissioner Rudden, seconded by Commissioner Halsted, and unanimously carried that the minutes of the regular meeting of May 22, 1985 be approved.

REPORT OF THE EXECUTIVE DIRECTOR

Executive Director reported to the Commissioners on the following matters:

- a) the largest number of rail cars (51) was brought into Port ICTF, and that the use of the facility continues to grow;
- b) as of August 1, the province of Quongdong will open its offices in the Ferry Building, and they have indicated that a major industrial province in China has also professed an interest in opening a trade office in San Francisco.
- c) a meeting with Denver-Rio Grande management regarding our ICTF throughput projections and future railcar movements, at which we were able to satisfy them regarding their petition for trackage rights as one they could forcefully pursue due to the rapid growth of this port. Denver-Rio Grande is confident they will be serving San Francisco which would mean the Port would have two railroads with lines into San Francisco.

- d) Mr. Gartland next reported on his meeting with Union Pacific re its petition to abandon the old Western Pacific track to San Francisco. Discussion followed on the effect this proposed abandonment would have on the Port; it was explained the Port will oppose such abandonment conditioned upon assurance that Pier 80 and the Grainex terminal will continue to be served by rail.
- e) Reporting on the Pier 45 Task Force recommendations, Mr. Gartland asked for guidance from the Commission. By common consent it was Commission's recommendation the citizens' committee report be an appendix to the Request for Proposal which will be sent to interested developers for Pier 45.

FINANCE AND ADMINISTRATION

- 4. a) Financial report - Revenue and Expenditures for April, 1985 Finance Director Conrad explained the \$11 million figure shown as surplus in reality is \$4½ million after revenue-sharing obligations, as well as outstanding bills not entered into the Controller's computer system, have been satisfied. Discussion followed re the increase in maritime revenue owing to the increase in cargo-handling.
- b) Authority was requested to submit a request for supplemental appropriation in the amount of \$1,220,000 to contract for maintenance dredging; it was explained that this was essential to provide adequate vertical clearance for ships' hulls. It has been established that substantial savings result from contracting for these services rather than performing them inhouse.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Rudden, and unanimously carried to approve this request predicated on rewording Resolution No. 85-72 to include the dollar amount of the supplemental appropriation, and to delete reference to "our" outside firm and substitute the word "an".

- c) Authority was requested to close out balances in three funds- 5th Seawall Bond, 1970 Revenue Bond, and 1971 Harbor Improvement- in order to use unspent monies by reappropriating through annual budget process or supplemental appropriation. Commissioner Halsted inquired as to the reason for the 1971 Harbor Improvement Bond fund, since it was the most substantial. It was conceded that this fund was for the Pier 94/96 improvement.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Lau, and unanimously carried to approve Resolution No. 85-73.

- d) Approval of Personnel Non-Civil Service appointments and removals was requested.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Rudden, and unanimously carried to approve Resolution No. 85-77.

4. e) Commission was requested to approve a contract in the amount of \$25,000 with the San Francisco Opera Company for its performance on June 30, 1985 at the "Opera at the Port" concert. This free concert is an annual event to be enjoyed by the citizens of San Francisco.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Rudden, carried unanimously to approve Resolution No. 85-76

Commercial Property

- f) License and lease nos. 10960 through 10974, excepting 10961 and 10962, were approved by the Commission.
- g) Commission was asked to adopt Resolution No. 85-61 approving an amendment correcting the legal description of SWL 347-N, a small parcel of property at the corner of Howard and Embarcadero. The amendment is necessary to permit use as a public park, which constitutes a new use of this area.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Halsted, and unanimously carried to approve Resolution No. 85-61.

PLANNING AND RESEARCH

5. a) Commission was asked to approve a professional services contract with Dr. Randall S. Rossi to provide planning, environmental and regulatory services for fiscal year 1985-86.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Lau, and carried unanimously to approve Resolution No. 85-75.

MARITIME

6. a) Commission was asked to approve the rules, regulations and rates for the Fishing Industry as presented herein by Maritime Director Ron Stone. Mr. Stone indicated that after many meetings with representatives of the industry, compromise solutions have been achieved and these regulations are acceptable to all involved conditioned upon certain services, such as lights, electricity, water, be provided in some instances.

It was further agreed to establish a liaison committee through which a dialogue can be maintained for averting future difficulties.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Halsted, and carried unanimously to approve Resolution 85-79, with the proviso that a three year study be undertaken, as recommended by staff.

6. b) Commission was asked to approve a personal services contract with Nancy Pitt for advertising and public relations for the fiscal year 1985-86.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Lau, and carried unanimously to approve Resolution No. 85-78.

- c) Commission was asked to declare as an emergency project the development of 16 acres at the San Francisco Container Terminal-South as additional container yard space to accommodate an anticipated need by Evergreen Marine Corporation.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Rudden, and carried unanimously to approve Resolution No. 85-80.

Executive Session

7. a) Commission discussed the matter of City and County of San Francisco v. California Close Corp., Superior Court No. 765-591. There was no action taken.
- b) Commission discussed the matter of City and County of San Francisco v. West Winds Inc., Superior Court No. 840-377. Settlement of this matter was approved.

There being no further business, a motion to adjourn was entered by Commissioner Halsted. This was carried unanimously.

Meeting adjourned at 11:17 AM.

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MINUTES OF THE REGULAR MEETING OF
THE SAN FRANCISCO PORT COMMISSION
HELD ON THE TWENTY-SIXTH DAY OF JUNE
1985

The Commissioners of the Port Commission of the City and County of San Francisco met in regular session at 3100 Ferry Building in the City of San Francisco, California at 10:30 o'clock a.m. on 26 June, 1985.

President Coleman called the meeting to order and the following were present:

Dr. Arthur H. Coleman, President
James R. Herman, Member
Anne Halsted, Member
Gordon Lau, Member

and the following was absent:

James J. Rudden, Vice President.

The president declared a quorum present.

Eugene L. Gartland, Executive Director, and staff members were also present.

APPROVAL OF MINUTES

It was moved by Commissioner Halsted, seconded by Commissioner Lau, and unanimously carried that the minutes of the regular meeting of June 12, 1985 be approved.

REPORT OF THE EXECUTIVE DIRECTOR

In deference to the presentation by Mr. Doug Wright, PUC Finance, on I-280 Concept Program, the Executive Director's report was given out of agenda order on the following matters:

- a) a meeting with Jack Edwards, Vice President, Sales and Marketing, for Southern Pacific Transportation Co. on the Port's rail needs.
- b) the Port is in the midst of budget hearings and staff will be appearing before the Board of Supervisors this date.
- c) a matter of MBO supplements which will be presented at the first meeting of July for Commission review.

FINANCE AND ADMINISTRATION

- a) Mr. Conrad presented a report on the status of accounts receivable; he then asked Commission's approval of refunds and allowances in the amount of \$575,632.00 for the month of April, 44% or \$252,254 of that for write-offs. Certain technicalities not having been observed, it was President Coleman's suggestion that approval of these write-offs be conditional until such time as reviewed by City Attorney.

ACTION: It was therefore moved by Commissioner Halsted, seconded by Commissioner Herman, and unanimously carried to approve refunds and allowances in the amount of \$575,632 subject to City attorney review.

Commercial Property

- c) Ms. Schimke presented license and lease numbers to the Commission for approval, asking for deletion at this time of License No. 10979 as being incomplete, and indicating all others as routine with an explanation that License No. 10976 will be for a maximum duration of thirty days.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Lau, and unanimously carried to approve said licenses.

Mr. Nunzio Alioto of Alioto's Restaurant registered his protest against licensing the property at 490 Jefferson because notification had not been afforded him or other interested parties as to its availability.

- d) Janet Davis, Director, Friends of the Port, presented an offer from the Recreation and Parks Department of a mobile stage, called a showmobile, to the Port in exchange for storage of this facility. Ms. Davis explained the Port has definite need and will utilize the stage for its children's show at Christmas, as well as other community events throughout the year. Maintenance and repair of the 20-year portable facility will be assumed by the Port.

ACTION: It was moved by Commissioner Herman, seconded by Commissioner Lau, and unanimously carried to approve Resolution No. 85-83.

- e) This matter was removed by request of Mr. Baccari, of Fisherman's Wharf Merchants Association, until further notice.
- f) Approval of a 6-month extension of sub-license agreement between Harbor Carriers and Harbor Bay Isle Associates was request of the Commission.

ACTION: Resolution No. 85-85 was unanimously approved.

- 4.b) Director of Finance presented Fisherman's Wharf Action Plan amendments for Pier 45 land-use program for approval by the Commission. Conrad detailed the changes as follows:

I. Page 4: Policy 3, change to read:

Develop Pier 45 as a mixed-use predominantly hotel ~~residential~~ complex that helps to achieve citywide ~~objectives for housing~~ and at the same time creates a quality environment with enhanced public access and views to the bay.

II. Page 26. Delete graphic representation.

III. Page 27: Column One, change to read:

| <u>Program</u> | <u>Minimum</u> | <u>Maximum</u> |
|----------------|-------------------------------|----------------|
| Hotel | As permitted by approved EIR. | |
| Office | up to | 50,000 s.f. |
| Conference | " " | 40,000 s.f. |
| Institutional | " " | 60,000 s.f. |

No change in City's Comprehensive Plan (Northeast Waterfront Plan) is required.

These changes are the result of a ruling by the State Lands Commission which precludes residential use of this space as inappropriate use of granted lands. A Task Force was appointed to find such appropriate use and as result Commission is asked to approve the amendments incorporated in Resolution No. 85-81.

In answer to Commissioner Lau's inquiry, Dr. Rossi explained the words "as permitted by approved EIR" acknowledge the requirement for an environmental impact report which will determine the number of room or size acceptable.

The Executive Director further amplified the Task Force Report is to be forwarded together with the Request for Proposals to any developer so that all would be aware what the Committee has recommended, in all areas, including the size of the hotel.

Commissioner Halsted stated the importance of letting a developer know that what is intended is a "small, high-quality hotel".

Conrad informed the Commission that a date of October 1985 is intended for sending out the requests for proposal, with a great deal of interest already evinced.

Mr. Chris Martin, Chairman of the Committee, and his vice chairman, requested a formal statement from the Commission averring to the fact

this is an Advisory Committee assembled by the Commission, and that its recommendations being incorporated and abided by a developer will have consideration during evaluation of the proposal. Commission readily agreed to this request.

ACTION: it was moved by Commissioner Lau, seconded by Commissioner Halsted, and unanimously carried to approve Resolution No. 85-81.

PLANNING AND RESEARCH

5. a) Dr. Rossi, Port's environmental consultant, introduced Mr. Doug Wright, Director, of Planning for Public Utilities Commission, who presented a request for endorsement by the Commission on the I-280 Concept Program. Mr. Wright explained that in this instance, he was manager of the project on behalf of five agencies, the Port, Redevelopment Public Utilities, Public Works, and Planning, all of which have historic and jurisdictional interest. The recommendations as proposed by City staff for endorsement represent the collective viewpoints of these agencies involved in the I-280 work. These recommended projects, known as the Preferred Projects, represent a balanced package of transportation objectives, as well as some important non-transportation objectives, directed at achieving the Northeast Waterfront Plan and associated plans and programs.

Following Mr. Wright's presentation, Commissioner Herman commented that "substantial new congestion" would result from these recommendations, particularly, the removal of the Embarcadero freeway. It was suggested this was a substitution of grade level transportation highway improvement for the removed freeway. Commissioner Halsted interjected that there will be considerable change in traffic patterns which will also alleviate the storage of traffic. Mr. Dean Macris, Director of City Planning, stated it was essentially a trade-off, whether the City has a great urban waterfront with a great urban boulevard in exchange for a certain level of congestion during the peak afternoon period.

After further discussion, President Coleman asked for a vote on this matter by the Commission.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Lau, to approve Resolution No. 85-82. Commissioner Herman abstained from voting on this matter. It was therefore carried by three votes of Halsted, Lau, and Coleman.

Mr. Peter Brown, of the Fisherman's Wharf Merchants Association, addressed the Commission in protest against the removal of the Embarcadero freeway. It is his contention that this would be counter-productive to the retailers interest at Fisherman's Wharf, therefore producing less revenue in turn to the Port, as the landholder.

MARITIME

6. a) Commission was next asked to approve standard agreements for agency representation of the Port's marketing, sales and operations in Japan, Taiwan, and United States with the following firms:

- i) Nippon Maritime Co., Ltd.
- ii) Grand World Shipping Agencies, Ltd.
- iii) Trans Trade Inc.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Halsted, and unanimously carried to approve Resolution No. 85-84.

EXECUTIVE SESSION

7. President Coleman announced an executive session to consider a matter of pending litigation - City and County of San Francisco v. Calif. Close Corp., Superior Court No. 765-591.

The meeting was reconvened at 11:58 AM. City Attorney indicated no action was taken in this matter.

President Coleman declared the meeting adjourned at 12:02 PM.

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MINUTES OF THE REGULAR MEETING OF THE
SAN FRANCISCO PORT COMMISSION HELD ON
THE TENTH DAY OF JULY 1985

The Commissioners of the Port of San Francisco, City and County of San Francisco, met in regular session at 3100 Ferry Building in the City of San Francisco, California at 10:00 o'clock a.m. on July 10, 1985.

President Coleman called the meeting to order and the following were present:

Dr. Arthur H. Coleman, President
James J. Rudden, Vice President
Anne Halsted, Member
Gordon Lau, Member

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absent: James R. Herman, Member

The president declared a quorum present.

Eugene L. Gartland, Executive Director, and staff members were also present.

APPROVAL OF MINUTES

Clarification of the minutes of the June 26, 1985 meeting was requested as follows:

Page 4, para 1., correct as follows: "Commission directed that the recommendations of the Advisory Committee be attached to the bid package and in evaluating the proposals, those developers who included these recommendations, would receive a higher consideration."

ACTION: It was therefore moved by Commissioner Halsted, seconded by Commissioner Rudden, and unanimously carried to approve minutes, as corrected.

Dr. Coleman congratulated and commended Friends of the Port, and particularly, Janet Davis, Executive Director, for the very successful concert "Opera At The Port" held on June 30, as a superb, well received performance. The President indicated he hoped it would be repeated.

REPORT OF THE EXECUTIVE DIRECTOR

- a) Mr. Gartland stated the Bid of Supervisors approved the Port's budget with essentially no changes. Additional management by objectives were requested by the Finance Committee, which the Commission will review on today's agenda.

- b) The Director reported that he continued to meet with Santa Fe on its petition for abandonment of barge service. Port will continue to oppose such abandonment until some assurance is given us concerning transporting Port's high and wide cargo for the future.
- c) The presence of toxic waste matter was the subject of meetings with Chief Administrative Office, with the development of a program for control of both hazardous waste and toxic materials a major objective. Commission will be apprised of all developments of this program.

4. FINANCE AND ADMINISTRATION

- a) Mr. Conrad presented refunds and allowances for the month of May in the amount of \$744,667 for approval of the Commission.

ACTION: It was therefore moved by Commissioner Halsted, seconded by Commissioner Rudden, and unanimously carried.

Sales and rental report for April, including a comparison between current year-to-date and prior year, was also submitted. No action necessary.

- b) Approval of personnel non-civil service appointments and dismissals for June was requested under Sec. 3.501 of the City Charter.

ACTION: It was therefore moved by Commissioner Halsted, seconded by Commissioner Rudden, and unanimously carried to approve Resolution No. 85-86.

- c) Commission was asked to adopt supplemental management by objectives for fiscal year 1985-86 pertaining to the Fishermna's Wharf area, as a result of the Port's budget hearing before the Board of Supervisor's Finance Committee.

Prior to voting on this matter, President Coleman permitted testimony by Pat Flanagan, from the Fisherman's Wharf fishing community, and Chris Martin, of Fisherman's Wharf Merchants Association, commenting on the proposed mbo's. Individual members of the fishing industry also added their comments and objections, primarily concerning a questionnaire required by the Port asking for financial information pertinent to categorizing pleasure craft and working fishing boats. It was stated that the questionnaire seeking financial information exceeded that which was necessary by asking for personal income figures

Commissioner Halsted led off the Commission discussion, stating that she shared some of the frustrations of those who had spoken, having been involved in an earlier task force efforts to revive the fishing industry. She stated the proposed mbo's were more specific and better than some which had been adopted by the Commission but wished to add

some language to reflect certain changes thereby making a stronger statement possible. These changes are delineated as follows and underscored for clarity:

MARITIME - "fishing industry at Fisherman's Wharf in San Francisco, it will be desirable to establish policies,"

- 1) To annually survey dockage rates and facilities
- 2) Substitute - "to assign technical staff to work with and promote the fishing industry objectives, including pursuing funding sources for improvements." Add: "to give quarterly reports to the Commission."

PROPERTY - Add objective

- 2) To arrange for permit approvals and predevelopment funds for Hude Street Pier to run concurrently with Pier 45.

In addition, under Maritime:

- 3) To increase the number of active fishing vessels moored at Fisherman's Wharf.
- 4) To increase tonnage of fish being brought in.

ENGINEERING - Quantify how facilities are to be improved, with the added objective of improving security.

ACTION: It was therefore moved by Commissioner Rudden, to approve these mbo's with the additional language, with the understanding that the responsibility lies with the department head for accountability; this motion was seconded by Commissioner Lau, and carried unanimously.

In response to a question from the audience, Mr. Stone was directed to meet with a committee from Fisherman's Wharf fishing industry to resolve the issue of the required questionnaire, and to report to the Commission at its next meeting on July 24, 1985.

4. COMMERCIAL PROPERTY

- d) License and lease nos. 10982-84-85-86-87-89-79 were reviewed by the Commission.

ACTION: It was therefore moved by Commissioner Halsted, seconded by Commissioner Lau, approved unanimously.

some language to reflect certain changes thereby making a stronger statement possible. These changes are delineated as follows and underscored for clarity:

MARITIME - "fishing industry at Fisherman's Wharf in San Francisco, it will be desirable to establish policies,"

- 1) To annually survey dockage rates and facilities
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In response to a question from the audience, Mr. Stone was directed to meet with a committee from Fisherman's Wharf fishing industry to resolve the issue of the required questionnaire, and to report to the Commission at its next meeting on July 24, 1985.

4. COMMERCIAL PROPERTY

- d) License and lease nos. 10982-84-85-86-87-89-79 were reviewed by the Commission.

ACTION: It was therefore moved by Commissioner Halsted, seconded by Commissioner Lau, approved unanimously.

5. PLANNING & RESEARCH

- a) Mr. Robert G. Mushet, Special Projects Contractor, made an informational presentation to the Commission concerning the possibility of operating an excursion train between the Ferry Building and Aquatic Park by utilizing existing Belt Railway tracks. Commission inquired about the noise factor, and the traffic problem, as well. Following the presentation, Mr. Mushet was advised that there would be no Commission action at this time.

7. Engineering and Maintenance

- a) Commission was asked to approve the award of Contract No. 2529 to Jeffco Painting and Coating Inc., as low bidder, for repairing and painting of the South Starporter Crane, for a contract cost of \$118,410.00.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Lau, and approved unanimously Resolution No. 85-89.

- b) The Commission next authorized staff to negotiate with the selected design consultant, CH2M Hill, to provide design improvements to the San Francisco Container Terminal North.

ACTION: It was so moved by Commissioner Halsted, seconded by Commissioner Lau, and moved unanimously to approve Resolution No. 85-90.

There being no further business, motion to adjourn was carried.
The meeting was adjourned at 11:50 a.m.

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MINUTES OF THE REGULAR MEETING OF THE
SAN FRANCISCO PORT COMMISSION HELD ON
THE TWENTY-FOURTH DAY OF JULY 1985

The Commissioners of the Port of San Francisco, City and County of San Francisco, met in regular session at 3100 Ferry Building in the City of San Francisco, California at 10:00 o'clock a.m. on July 24, 1985.

President Coleman called the meeting to order and the following were present:

Dr, Arthur H. Coleman
James J. Rudden
Anne Halsted
James R. Herman

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Absent: Gordon Lau.

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The president declared a quorum present.

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Eugene L. Gartland, Executive Director, and staff members were also present.

APPROVAL OF MINUTES

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Rudden, to approve the minutes of the meeting of July 10, 1985 unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gartland advised the Commission of his meeting with the Fisherman's Wharf Merchants Association president, at which time a decision was agreed to meet on a regular basis to try to improve the relationship between Port staff and the merchants.

The first movement of eastbound cargo on a COSCO ship (some 93 containers) took place on Monday, July 22 and are on their way on rail to Montreal, Kansas City, and other eastern points. At the same time, COSCO's inaugural service from Hong Kong direct to the West coast was begun.

Mr. Stone, Maritime Director, reported the outcome of his meetings with representatives of the fishing industry in attempting to resolve certain differences particularly those regarding financial information required to determine which boats are pleasure crafts and which are working class, as well as refining the language of the management by objective goals. Mr. Stone stated that there would be ongoing meetings with the industry, to implement some of the mbo's, that fish and game tags would be accepted as evidence of fishing status in lieu of tonnage information.

EXECUTIVE DIRECTOR'S REPORT (continued)

Mr. Gartland informed the Commission of his plans to request proposals from qualified developers for the development, operation and marketing of a marine terminal at Piers 30-32. These proposals will be open as to the type of cargo facility, be it dry bulk, container, or neo-bulk, and will include size of investment, minimum annual guarantees, tonnage thruput, optimum cargo mix, and the number of jobs to be created at the facility. Early fall is the targeted date for presentation to the Commission.

The Commission next heard Item 5a) a presentation by three finalists for development of Piers 1½-3-5, (This item was heard out of order at the request of the President.) Each developer made a 15-minute presentation.

5. PLANNING & RESEARCH

- a) Pier Associates; Harbor Development Group; and Interland were the three finalists presenting proposals for implementation of the Total Design Plan's land-use program for Piers 1½-3 and 5. Each presented clear, concise, visionary plans projecting earnings for the Port ranging from \$477,510 to \$512,320 annually. Each developer was queried regarding projected revenues for the Port given the climate of fluctuating market for office space, with the overabundance at this time.

Following the presentations, Mr. Rossi indicated that staff would give its recommendation to the Commission at the Aug. 14 meeting, at which time the Commission will be asked to act on this matter.

4. FINANCE & ADMINISTRATION

- a) A number of financial reports were submitted for review: Sales and rental report for May, 1985; Accounts receivable, 60-90 days; Summary of revenues & expenditures; and Refunds & Allowances for June in the amount of \$562,103 for which Commission approval was requested.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Rudden, and unanimously approved.

Commercial Property

- b) License and lease nos. 10977-78-82-83-89-90-91-92-93 were presented for approval.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Halsted, approved unanimously.

- c) Commission was asked to authorize staff to apply to the Police Permit Bureau for Dance Hall Keeper - After Hours, Place of Entertainment and Cabaret permits for Pier 45.

- c) It was explained that obtaining such Police facility permits would allow Port to broaden its scope of allowable events as well as providing Police support for events.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Halsted, to approve Resolution No. 85-91.

- d) Roundhouse Investors, developers of SWL 318, requested an amendment to its lease subject to satisfactory financial arrangements with California First Bank, and a deferral of rent commencing July 1, 1985 to be in effect for six months. Discussion followed regarding how long it would take to successfully complete the financial arrangements. Mr. Lloyd of Roundhouse indicated these arrangements would be settled within the next two weeks. It was President Coleman's suggestion that Resolution No. 85-92 include a definite time limit of 15 to 30 days.

City Attorney Karikas requested permission to address the matter, acknowledging it to be a policy decision ultimately to be the Commission's, but nevertheless stating it to be the opinion of her office that a second deferral of rent is setting a dangerous precedent, and one which will signal to future developers the Port's willingness to accommodate fluctuations in the market.

It was Mr. Gartland's contention that allowing Roundhouse thirty days in which to put its package together was a far better alternative than putting ourselves into litigation with the bank and the developers for the next number of years.

ACTION: It was therefore moved by Commissioner Rudden, seconded by Commissioner Halsted, and passed Resolution No. 85-92 with the modification of a 30-day limit to complete financial arrangements.

5. PLANNING & RESEARCH

- b) Staff proposes elimination of twelve parking spaces along Jefferson Street and designating the area of Taylor Street, between The Embarcadero and Jefferson Street, as a loading zone only, with unattended vehicles to be towed. This recommendation should facilitate public enjoyment of the area by providing viewing and pedestrian space.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Rudden, and passed by a vote of three affirmatives, and one nay vote by Commissioner Herman.

7. ENGINEERING & MAINTENANCE

- a) Commission was requested to approve the award of the design contract for proposed modifications to the Container Terminal North to the firm of CH2M Hill.

ACTION: It was moved by Commissioner Herman, seconded by Commissioner Halsted, to approve Resolution No. 85-94 unanimously.

- b) Commission was asked to modify the contract with Triumph Marketing, who have been providing advisory services on the development of the Intermodal Container Terminal Facility in the amount of an additional \$20,000.

ACTION: It was moved by Commissioner Herman, seconded by Commissioner Halsted, to approve Resolution No. 85-95, unanimously.

8. NEW BUSINESS

None

9. EXECUTIVE SESSION

Commission met in executive session for discussion of two matters: Settlement of Port's claim against EAC Lines
Settlement of Port's claim against Ocean Beach Outfall Constructors.

It was the decision following this discussion to settle both claims. Commission approved settlement with Ocean Beach Outfall Constructors in the amount of \$20,000.00. Commission further approved settlement with EAC Steamship Lines in the amount of \$15,500.

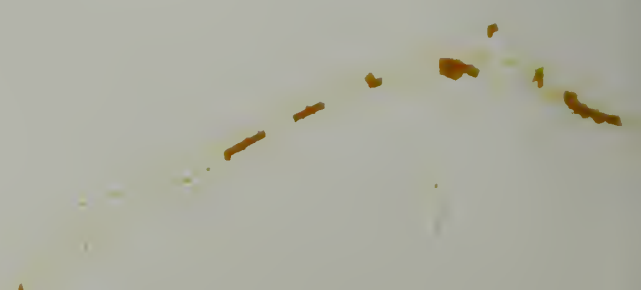
9. ADJOURNMENT

There being no further business, the regular meeting was adjourned at 11:55 a.m.

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MINUTES OF THE REGULAR MEETING OF THE
SAN FRANCISCO PORT COMMISSION HELD ON
THE FIFTEENTH DAY OF AUGUST 1985

The Commissioners of the Port of San Francisco, City and County of San Francisco met in regular session at 3100 Ferry Building in the City of San Francisco, California at 10:00 o'clock a.m. on August 15, 1985.

President Coleman called the meeting to order and the following commissioners were present:

Dr. Arthur H. Coleman
Anne Halsted
Gordon Lau
James J. Rudden

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Commissioner James R. Herman was absent.

The president declared a quorum present.

Eugene L. Gartland, Executive Director, and staff members were present.

APPROVAL OF MINUTES

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Rudden, to approve the minutes of the meeting of July 24, 1985.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gartland advised the Commission of another eastbound movement of cargo by COSCO on August 25. In response to the request for proposals for purchase of container cranes, we have received a number of proposals which are currently being evaluated, and within the next month, the Commission will be presented with a recommendation as to the direction which should be taken.

Mr. Gartland further acknowledged the management audit in progress by the Budget Analyst office. He reported meeting with Burch Bachtold of Cal Trans regarding the tunnel situation, as well as the \$200,000 item in the State Budget primarily for a toll plaza study which will look at the Hiway 17 approach to the bridge. Mr. Gartland assured the Commission that he would keep them informed on these matters.

The Director next informed the Commission that the Commercial Property is currently completing an audit of all Port leases which has thus far resulted in 14 rental adjustments or \$160,000 annual billing increases. Ms. Schimke was particularly complimented on her fine judicious work.

4. FINANCE AND ADMINISTRATION

- a) Finance Report (Revenue & Expenditure Summary for June 1985) was presented for review. Mr. Conrad indicated this was a preliminary report to be finalized following Controller's input.
- b) Commission next approved the non-civil service appointments and dismissals for the month of July which is a requirement under Section. 3.501 of the Charter.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Halsted, carried unanimously to approve Resolution No. 85-96.
- c) Commission was asked to approve the annual MBO program performance assessment for 1984-85.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Halsted, carried unanimously to approve Resolution No. 85-97.
- d) License Nos. 10994-95-96 were approved by unanimous vote.
- e) JMC Associates (lessee of SWL 328) requests an easement in order to landscape areas adjacent to their building on a non-Port lot. JMC leases the parking lot from the Port and based on a stream of income valuation, the installation and maintenance of the landscaping should be adequate consideration for granting the easement.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Halsted, and carried unanimously to approve Resolution No. 85-98.
- f) This item was postponed until the first meeting in September per a request from Mr. Leonard Berger, representing the Visitor Resource Network.

EXECUTIVE SESSION

At the request of Mr. Gartland, President Coleman announced the meeting would be adjourned for an executive session for consideration of Port's claim against Faustug Marine Corporation. Following this session, City Attorney Lisa Clay reported the settlement of this claim with Faustug Marine by action of the Port Commission.

- g) Selection of the developer for the proposed development of Pier 1 1/2, 3 and 5 was next considered by the Commission. Mr. Conrad presented staff recommendations and the criteria which embodied this recommendation. A rating sheet was presented for Commission perusal which enumerated the manner in which the ratings were arrived at. Each of the finalists were invited and accepted a brief rebuttal to refute or clarify. Following a decision not to postpone the selection, the Commission acceded to the recommendation by staff, and chose Pier Associates as the developer.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Halsted, moved unanimously to approve Resolution No. 85-103 selecting Pier Associates as the developer.

President Coleman cautioned the developer, Pier Associates, that he would be looking very closely at the performance on the Option Agreement and will not hesitate to release a developer if they do not perform. (This statement was predicated on Port's past difficulties with other developers and was not a reflection on Pier Associates.)

5. PLANNING & RESEARCH

- a) Captain Osborne presented an informational matter to the Commission regarding a request for proposals for consulting services to determine future infrastructure requirements, berthing and commercial fishing forecasts for the conceptual planning of Hyde Street Pier. It was reported that eight proposals were received, of which three were selected for final consideration. They are in the order of standing:

Natural Resource Consultants
Economic Research Associates
Norgaard Consultants

There was no action requested; staff will continue to refine the work scope and budget and contractual arrangements and will present the matter for final approval at a later date.

6. MARITIME

- a) The Commission was asked to approve the First Amendment to the Use Agreement with San Francisco Container Terminal and authorize the Director to finalize a negotiated agreement with the National Shipping Corporations of the Philippines.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Rudden, carried unanimously to approve Resolution No. 85-102.

7. ENGINEERING & MAINTENANCE

- a) Commission was asked to approve the award of Contract No.2526 to the firm of Civic Electric Inc. in the amount of \$338,700. This contract will provide lighting for the area from which Shed "C" (Pier 80) will be removed. This work is in conjunction with the development of the San Francisco Container Terminal North.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Lau, carried unanimously to approve Resolution No. 85-100.

- b) Commission was requested to declare an emergency in order to complete the removal of PCB electrical equipment at the Grain Elevator and Pier 70 and to authorize the selection of contractors to perform this work.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Halsted, carried unanimously to approve Resolution No. 85-101.

NEW BUSINESS

Under this category, Mr. Gartland informed the Commission he received a verbal request from the management of KGO to place a 22-foot disc on Port land on Front Street to alleviate technical difficulties they are having. It was suggested KGO put into writing their request but this was not received as of meeting time. The Commission will be kept apprised of this matter.

ADJOURNMENT

It was moved, seconded and carried to adjourn the meeting at 11:15 a.m.

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MINUTES OF THE SPECIAL MEETING OF THE
SAN FRANCISCO PORT COMMISSION MEETING HELD ON
THE TWENTY-FIRST DAY OF AUGUST 1985

The Commissioners of the Port of San Francisco, City and County of San Francisco, met in special session at 3100, Ferry Building in the City of San Francisco, California at 2:00 p.m. on August 21, 1985.

President Coleman called the meeting to order at 2:05 p.m. and the following were present:

Dr. Arthur H. Coleman
James R. Herman
Anne Halsted

Absent: Gordon Lau
James J. Rudden

The president declared a quorum present.

Eugene L. Gartland, Executive Director, and staff members were also present.

Mr. Gartland requested approval of a resolution to reject all bids received for Pier 80 Container Cranes Contract No. 2519. Mr. Gartland read a letter from Selina Bendix, the Port's consultant on environmental issues, which detailed the air pollution problem which would arise from using diesel driven cranes. Mr. Gartland also read a letter from Bill Kanemoto of Holton Associates which confirmed Ms. Bendix's concerns.

Mr. Herman inquired if the problem will be resolved by utilizing electricity. Mr. Gartland responded yes.

Ms. Halsted inquired on the time schedule. Mr. Gartland responded that it would take approximately 30 days.

ACTION: Commission unanimously approved Resolution No. 85-110 which rejected all bids for Container Cranes Contract No. 2519 and instructed staff to issue a new bid calling for electric container cranes.

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MINUTES OF THE REGULAR MEETING OF THE
SAN FRANCISCO PORT COMMISSION HELD ON
THE TWENTY-EIGHTH DAY OF AUGUST 1985

The Commissioners of the Port of San Francisco, City and County of San Francisco, met in regular session at 3100 Ferry Building in the City of San Francisco, California at 10:00 o'clock a.m. on August 28, 1985.

President Coleman called the meeting to order at 10:00 a.m. The following commissioners were present:

Dr. Arthur H. Coleman
Anne Halsted
James Rudden

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Commissioners not present:

James R. Herman
Gordon Lau

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The president declared a quorum present.

Eugene L. Gartland, Executive Director, and staff members were present.

APPROVAL OF MINUTES

Dr. Coleman asked that the minutes of August 15, 1985 be amended as follows, page 2, paragraph b): Substitute the word "separations" for "dismissals."

Commissioner Halsted stated that she wished to add to the minutes of August 15, 1985, under Finance and Administration, page 3, item 4, paragraph g), her statement that she had an interest in giving additional input into the final design of the development of Piers 1½, 3 and 5 by Pier Associates.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Halsted, to approve the minutes of the meeting of August 15, 1985, as amended.

MINUTES OF THE SPECIAL MEETING OF AUGUST 21, 1985

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Rudden, to approve the minutes of the Special Meeting of August 21, 1985.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gartland advised the Commission that he and Mr. Conrad recently met with a sub-committee of the Board of Supervisors which is reviewing all City departments leasing procedures. The Committee appeared to be satisfied with Port procedures.

Executive Director's Report (continued)

The Executive Director also stated that the President of the Fisherman's Wharf Merchants Association indicated that the Association is interested in becoming involved directly in the development of the Hyde Street Pier. Mr. Gartland suggested that the Association contact the potential developers of Pier 45, and advise them of their interest. The involvement of the Association appeared to merit support in his opinion.

Mr. Gartland advised the Commission that staff was exploring the possibility of double stacked rail cars in and out of San Francisco. Port staff was putting together an agreement with a company which has approached the Port concerning this endeavor. There would not be any capital expenditures by the Port, and the double stack train system would be a major asset to the Port.

Mr. Gartland said that he and members of the staff had recently had a productive meeting with the new City Purchaser, Marvin Geistlinger, and his deputy, James Breslin. They will be of great assistance, in the future, when the Port is putting together major bid packages.

President Coleman requested that Agenda Item 5 be taken out of order: An informational presentation concerning the effort to improve helicopter service to San Francisco.

5. PLANNING AND RESEARCH

- a) Mr. O. G. Linde of the Santa Fe Pacific Realty Company addressed the Commission. He stated that it was the consensus of the San Francisco business community that San Francisco was sorely lacking in helicopter facilities to meet the requirements for emergency medical transportation, law enforcement and business needs. He said that the San Francisco Chamber of Commerce has reviewed his group's proposal and is supportive of it. Mr. Linde requested the Port's consideration and support for a heliport facility. He introduced Mr. Glenn Leister, Director of Helicopter Association International, who made a report concerning heliport facilities throughout the country, and stated that the FAA will fund heliport facilities up to 90% of the cost of the facility. Mr. Al Wilsey also addressed the Commission on the advantages and uses of a heliport facility for the City of San Francisco.

Commissioner Halsted stated that two major concerns to this proposal were the noise factor and the proximity of such a facility to residential areas.

Dr. Coleman stated that in the past, the Commission was generally in support of a heliport facility, and suggested that the Port staff work together with Mr. Linde and members of the business community. Staff should report their findings and recommendations to the Commission in sixty days.

4. FINANCE AND ADMINISTRATION

Mr. Conrad stated that although it was not on the agenda, he wished to make an informational report on Roundhouse Investors. At the July 24, 1985 Commission meeting, the Commission had approved Roundhouse Investors' request for a deferral of its rent subject to evidence of a financial commitment in thirty days. This has been accomplished.

- a) Financial Reports. Mr. Conrad reviewed the new format for the Status of Accounts Receivable report, and also reviewed the Sales and Rent report for June 1985 (fiscal year).

Commercial Property

- b) License and Leases Nos. 10980, 10998, 11000 - 11006 were approved by unanimous vote.
- c) Commission was asked to approve reimbursement to Pier 33, Inc. for construction expenses incurred for work done by them, which would have been more properly Port responsibility, by means of a rent credit of \$4,564.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Halsted, carried unanimously to approve Resolution No. 85-104.

- d) Commission was asked to approve early termination of the Pacific Cruise Conference lease (L-10467) effective June 30, 1985.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Halsted, carried unanimously to approve Resolution No. 85-105.

- e) Commission was asked to approve a finding that Seawall Lots 331, 332 and 333 are surplus to maritime uses, and request the Board of Supervisors to pass a similar resolution. The Port will then submit an application to the State Lands Commission under Public Resource Code Section 6701 et seq. regarding the use of the property and guarantees to lenders.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Rudden, carried unanimously to approve Resolution No. 85-111.

6. MARITIME

- a) Commission was asked to approve a contract with Hill, Betts & Nash for specialized legal services. The Mayor and the City Attorney have approved this contract.

6. MARITIME (continued)

Commissioner Halsted requested that Human Rights Commission clearance be attached to such contracts in the future.

- a) ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Halsted, carried unanimously to approve Resolution No. 85-106
- b) Commission was asked to approve a modification to the definition of a Commercial Fishing Vessel in the recently approved Fishing Industry Tariff. The change involved deleting the criteria of being actively engaged in fishing for 90 days per year, and substituting evidence of ten California Department of Fish & Game receipts.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Rudden, carried unanimously to approve Resolution No. 85-107.

7. ENGINEERING AND MAINTENANCE

- a) Commission was asked to approve modifications NO. 1 and 2 to Contract 2521 for the grading and paving for the re-aligned railroad track which serves Pier 96, with Lowrie Paving Company, and final acceptance of the completed contract. There was a decrease of \$24,911 from the original contract.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Halsted, carried unanimously to approve Resolution No. 85-108.

ADJOURNMENT

It was moved, seconded and carried to adjourn the meeting at 10:55 a.m.

MINUTES OF THE REGULAR MEETING OF THE
SAN FRANCISCO PORT COMMISSION HELD ON
THE ELEVENTH DAY OF SEPTEMBER 1985

The Port Commission of the City and County of San Francisco met in regular session at 3100 Ferry Building in the City of San Francisco, California at 10:00 o'clock a.m. on September 11, 1985.

Acting President Rudden called the meeting to order at 10:00 a.m..
The following were present:

James J. Rudden, Acting President
Anne Halsted, Commissioner
Gordon Lau, Commissioner

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Commissioners absent:

Dr. Arthur H. Coleman, President
James R. Herman, Commissioner

President Rudden declared a quorum present.

Mr. Gartland, Dr. Coleman, and Mr. Stone are in Singapore in negotiations with a prospective shipping line tenant.

APPROVAL OF MINUTES

President Rudden asked for a motion to approve the minutes of the meeting of August 28, 1985.

ACTION: It was moved by Commissioner Halsted seconded by Commissioner Lau, to approve the minutes of the meeting of August 28, 1985.

EXECUTIVE DIRECTOR'S REPORT

Mr. Conrad, Director of Finance, acting in behalf of the Director, reported that Dr. Coleman and Mr. Gartland had attended a joint conference of mayors the previous week at which a group of Japanese mayors participated. The conference was held in Portland.

FINANCE & ADMINISTRATION

4a) Commission reviewed the refunds and allowances for the month of July in the amount of \$1,331,229. Mr. Conrad indicated that \$877,791 of this amount was for revenue sharing.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Lau, to approve the refunds and allowances in the amount of \$1,331,229, and carried unanimously.

- 4b) The Commission was asked to review and approve the personnel transactions which had transpired during the month of August, including four non-civil service temporary appointments, as well as one separation.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Halsted, and carried unanimously to approved Resolution No. 85-112.

- 4c) Mr. Conrad requested the Commission's review of the Port Director's annual salary and the proposed increase in compensation to \$91,997. Commissioner Halsted inquired what the average increase was for Port employees and was informed that it was 6%. It was also reported that this was essentially the same formula used to establish last year's salary.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Halsted, and passed unanimously to increase the Port Director's salary to \$91,997.

COMMERCIAL PROPERTY

- 4d) Commission was requested to approve license and lease nos. 10997-99-11107-08-09 (all routine licenses), which were subsequently unanimously approved.
- 4e) Commission was asked to approve a second amendment to the lease with Mission Rock Resort to permit the sale of alcoholic beverages on these premises and the payment of percentage rent for such sales. It was explained by Ms. Schimke that this would formalize an existing situation with these tenants, and was in conformance with rates charged to other Port tenants.
ACTION: It was moved by Commissioner Lau, seconded by Commissioner Halsted, and carried unanimously to approve Resolution No. 85-115.
- 4f) A request for space at Fisherman's Wharf was received from principals for Visitor Resource Network and the matter was placed on calendar for consideration by the Commission. President Rudden inquired if someone were present to speak to this matter. There was no response, and it was therefore the decision of the Commission to remove this item from calendar.

PLANNING & RESEARCH

- 5a) A request for modification to the ROMA Architects, T.Y. Lin contract was postponed pending Human Rights Commission compliance certification, which Mr. Rossi assured would be forthcoming.

6. MARITIME

7. ENGINEERING

Commission was next asked to approve final payment and acceptance of the work under the contract for the Jefferson Street seawall (contract no. 2520 with Kiewit Pacific Company).

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Halsted, and approved unanimously to pass Resolution No. 85-116.

8. NEW BUSINESS

Mr. Conrad informed the Commission the ship, S.S. Monterey, formerly moored at Pier 46, will be moving to Alameda the first part of the week. It was the consensus that the loss of rental income would be offset by any insurance liability we may have incurred by its presence.

There being no further business, President Rudden declared the meeting adjourned at 10:25 a.m.

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MINUTES OF THE REGULAR MEETING OF THE
SAN FRANCISCO PORT COMMISSION HELD ON
THE TWENTY-FIFTH DAY OF SEPTEMBER 1985

The Port Commission of the City and County of San Francisco met in regular session at 3100 Ferry Building in the City of San Francisco, California at 10:00 o'clock a.m. on September 25, 1985.

President Coleman called the meeting to order at 10:00 a.m.
The following were present:

Dr. Arthur H. Coleman, President
James J. Rudden, Vice President
Anne Halsted, Commissioner
Gordon Lau, Commissioner

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Absent was:

James R. Herman, Commissioner

Also present were Eugene Gartland, Executive Director, Ronald Stone, Jack Conrad, Arthur Osborne, Vello Kiisk, Angela Karikas, senior staff.

President Coleman declared a quorum present.

APPROVAL OF MINUTES

The president asked for approval of the minutes of the meeting of September 11, 1985.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Lau, to approve the minutes of the meeting of September 11, 1985, and carried unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gartland reported on the rail situation at the Port - indicating he has notified Santa Fe Railway the Port is now ready to begin negotiations with Santa Fe for rates for doublestack and conventional rail cars and other related matters over their trackage. It is hoped that Port can obtain rail rates competitive with other West Coast ports. Pursuant to achieving these competitive rail rates, Mr. Gartland indicated it is his intention to negotiate with Olympic Transportation to provide unit double-stacked cars out of San Francisco under a non-exclusive agreement. Commission will be apprised of all progress in this matter.

Mr. Stone reported on the congestion at Pier 80 due to increased truck traffic and the limited number of scales. It has been determined that rather than go to an outside contractor to provide additional scales, Engineering and Maintenance staff will do the work inhouse with the first scale going in next week and the second going in two weeks later.

Mr. Gartland informed the Commission that he would like to invite Alec Bash from City Planning to appear before them with an update on the Mission Bay project, and how the Port is involved in this development, and what action the Commission may have to take in the future. Commission agreed that this would be advantageous.

Mr Gartland next informed the Commission of the prohibitive escalation of insurance rates on City property, and in the Port's circumstance our insurance has increased well over a million dollars this year. Currently, our premium for personal property insurance is \$1.2 million, with a \$250,000 deductible. In order to maintain this premium, our deductible would have to go to \$1 million. If we keep the same deductible, our premium would be \$1.8 million. Mr. Gartland and Mr. Conrad indicated they will be studying the options and alternatives for this problem, and return to the Commission with a recommendation within the next month.

FINANCE & ADMINISTRATION

- 4a) Mr. Conrad indicated only one financial report for this meeting - that of the status of accounts receivable, 60 days and \$5,000. Mr. Conrad stated that the major portion of the \$1.8 million in legal has to do with the California Close Corp's \$670,000 which will be discussed in executive session today. Should a resolution be achieved, this would dramatically reduce the balance that is outstanding.

COMMERCIAL PROPERTY

- 4b) Ms. Schimke presented five licenses for review and approval, and gave a brief explanation for each. Brief discussion followed regarding sidewalk vendors, and specified locations. It was suggested that more flexibility be extended toward all the vendors wherever possible.

ACTION: It was moved and carried by unanimous vote to approve these licenses.

PLANNING

5. This item was carried over until the second meeting of October in order to ensure having the Small Business component of the contract resolved.

MARITIME

ENGINEERING

- 7a) This item requesting approval to award a contract for demolition and removal of Shed "C" Pier 80 was taken off calendar until further notice.

- 7b) Commission was asked to approve the readvertising of bids for plans and specifications for the purchase of additional container cranes for the San Francisco Container Terminal.

ACTION; It was moved by Commissioner Rudden, seconded by Commissioner Halsted, to approve Resolution No. 85-120. This was passed unanimously.

NEW BUSINESS

EXECUTIVE SESSION

The Commission withdrew for discussion of the settlement of City and County of San Francisco vs California Close, Superior Ct. No. 765591. Commission also discussed the matter of Bay Area Janitorial Maintenance contract and passed resolution no. 85-121 which terminates this contract for lack of performance. In the matter of California Close, no action was taken.

There being no further business, the meeting was adjourned at 11:05 a.m.

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MINUTES OF THE REGULAR MEETING OF THE
SAN FRANCISCO PORT COMMISSION HELD ON
THE TWENTY-THIRD DAY OF OCTOBER 1985

The Port Commission of the City and County of San Francisco met in regular session at 3100 Ferry Building in the City of San Francisco at 10 am on October 23, 1985.

President Coleman called the meeting to order and declared a quorum present, as follows:

Dr. Arthur H. Coleman, president
James J. Rudden, vice president
Anne Halsted, member
Gordon Lau, member

Absent:

James R. Herman, member.

Also present were Eugene L. Gartland, Executive Director, Jack Conrad, Arthur Osborne, Ron Stone, Angela Karikas, Vello Kiisk, senior staff.

APPROVAL OF MINUTES

President Coleman asked for a motion to approve the minutes of the meeting of September 25, 1985.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Rudden, to approve the minutes of the meeting of September 25, 1985, and this motion was carried unanimously.

EXECUTIVE DIRECTOR'S REPORT

a) Presentation by Anti-apartheid Committee

David Reed, president of the San Francisco Anti-Apartheid Committee, together with representatives of a half dozen local trade unions, Supervisor Harry Britt, Leo Robinson, chairman of the Southern Africa Liberation Support Committee, Geraldine Johnson, spokeswoman for Black Trade Unionists Coalition, and others, addressed the Commission seeking the banning of cargo shipments to and from South Africa to the Port of San Francisco. At the conclusion, Dr. Arthur Coleman, president, thanked the Committee for its efforts, stating the Port Commission was not insensitive to the issue, and would maintain contact with the Committee regarding any further steps which could legally be taken beyond the passage of the resolution previously authored by Commissioner Herman and himself, and adopted in February.

b) Executive Director informed the Commission of an earlier meeting with the Executive Vice President Fitzgerald of Santa Fe Railroad for preliminary discussions of rates and services. Staff has set a target date of November 20 to put together an agreement for double-stacked unit trains service, to commence sometime late spring or early summer.

Mr. Gartland also reported on a meeting with the Regional Commissioner of Customs who was very informative. Customs ultimately aim to clear 95 percent of cargoes without inspection once the electronic data processing system is fully implemented.

The Director spoke of meeting with representatives of the ship repair industry and Senator Wilson, establishment of a liaison and stated definite progress was made towards solution of some of this industry's grievances.

FINANCE and ADMINISTRATION

Mr. Conrad presented refunds and allowances in the amount of \$976,10 and requested the Commission to act on this report. Other financial reports were presented for Commission review - a summary of revenue and expenditures, a budget variance report, and a report of capital projects.

ACTION: A motion was made by Commissioner Lau, seconded by Commissioner Halsted, and carried unanimously to approve the refunds and allowances as indicated.

Before moving on, Mr. Conrad spoke to the difficulty Port is encountering in obtaining insurance, property as well as liability, due to an unstable market. Mr. Conrad indicated it may be necessary to set up reserves should it become necessary for the Port to be self-insured. Commissioner Lau asked for an analysis of the Port's responsibility in the event damage should occur without the Port having insurance coverage. Staff affirmed that such an analysis is presently being prepared.

b) Commission was next asked to approve the personnel actions for the month of September as outlined in resolution no. 85-125.

ACTION: Motion was made by Commissioner Rudden, seconded by Commissioner Halsted, passed unanimously.

COMMERCIAL PROPERTY

Ms. Schimke presented seven routine licenses for approval by the Commission giving a brief explanation of the license proposed for Pier 9 offices, in response to an inquiry by Commissioner Halsted.

ACTION: All licenses were approved by a motion of Commissioner Lau, seconded by Commissioner Halsted, carried unanimously.

5. PLANNING & RESEARCH

Dr. Rossi presented a request to modify the contract with ROMA Architects for Pier 7 to perform additional design work related to alternative analysis, engineering details and redesign. The modification is in the amount of \$38,000 and Human Rights Commission has certified compliance with its requirements of MBE participation.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Rudden, and passed unanimously.

b) Alec Bash, Project Director, Mission Bay project, addressed the Commission, giving a brief overview of the planning effort. Mr. Bash gave an update on the history of the project, noting that since its inception, the project has undergone a number of changes, both in scope and concept. He presented a written analyses of these changes as well as a letter from the Mayor addressing the proposed changes, and indicating her support for the updated project, with its emphasis on additional, affordable housing. Mr. Bash concluded his presentation with an assurance to the Commission to continue with periodic progress reports.

c) The next matter presented to the Commission by Dr. Rossi was informational responding to Commission's directive to report within 60 days on the issue of establishing a public heliport in San Francisco. A report outlining the issues of concern, a recommended position with respect to future studies and the role of the Commission in the issue of public heliport siting in San Francisco was presented and by copy attached hereto, is made part of these minutes. In summary, what is proposed is a heliport study in full public view, conducted as a demonstration facility for the purpose of data collection, noise analysis, wind and weather assessment, user acceptance and community response. (This could be allowed under the California Environmental Quality Act [CEQA] Class 6 Categorical Exemption, if the purpose is to complete an Environmental Impact Report.

Discussion followed Dr. Rossi's report and Mr. Gartland offered his opinion that such a demonstration project could be located at the Bayward end of Pier 54 which would provide an excellent opportunity for practical testing and data collecting. Commissioner Halsted asked that one of the conditions of the demonstration program be involvement of the adjacent communities in the planning process. It was agreed to make this step 6) under guarantees provisions. Mr. John Miller Kirby, representing PacBell, from the business community, addressed the organizational aspect of the program.

ACTION: It was moved by Commissioner Lau to adopt the report as amended "as a prerequisite, of beginning such a study, that community groups, particularly residential neighbors, be contacted and involved in the planning process". Motion seconded by Commissioner Halsted, passed unanimously.

6. MARITIME7. ENGINEERING

Captain Osborne spoke to the matter of the bids for Pier 80 entrance improvement work which was an emergency issue which Commission had authorized. We received only one bid for \$695,000 which was more than double the engineers' estimate. He therefore recommended rejection of that bid.

ACTION: It was moved and seconded by Commissioner Rudden and Halsted to reject the bid for Pier 80 gatehouse work, and this motion was carried unanimously.

8. NEW BUSINESS9. EXECUTIVE SESSION

The Commission withdrew into executive session for purposes of discussing the following matters:

- a) Port's scope of liability under its agreement with Continental Development Corporation. Cal.GovtCode Sec.54956.9(c)
- b) Campeau v. CCSF, Sup. Ct. No. 841-734
CCSF v. San Francisco Marine Center, Sup. Ct. No. 896-071.
- c) Pier 32 Insurance Claim. Calif. Govt.Code.Sec.54956.9(b)

At the conclusion of this session, it was the decision of the Commission in the matter of the insurance claim for Pier 32, no action was taken.

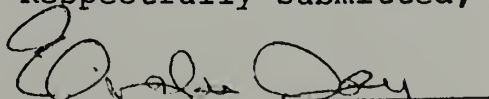
In the matter of City and County of San Francisco v. San Francisco Marine Center, Commission asked City Attorney's office for further information.

In the matter of Campeau v. CCSF, Commission voted for settlement of this action, which includes quitclaiming any interest under the Burton Act to the State of California.

In the matter of Continental Development Corporation, the DDA was discussed, and no action was taken.

There being no further business, the meeting of the Port Commission was adjourned by unanimous vote at 1:05 p.m.

Respectfully submitted,


Commission Secretary

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MINUTES OF THE REGULAR MEETING OF THE
SAN FRANCISCO PORT COMMISSION HELD ON
THIRTEENTH DAY OF NOVEMBER 1985

The Port Commission of the City and County of San Francisco met in regular session at 3100 Ferry Building in the City of San Francisco at 10:00 a.m. November 13, 1985.

President Coleman called the meeting to order, declaring a quorum present, as follows:

PRESENT: Dr. Arthur H. Coleman, president
James J. Rudden, vice president
Gordon Lau, member

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ABSENT: Anne Halsted, member
James R. Herman, member.

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Also present were Ronald Stone, Acting Port Director, Jack Conrad, Finance Director, Angela Karikas, City Attorney, and Vello Kiisk, Chief Harbor Engineer.

APPROVAL OF MINUTES

President Coleman asked for a motion to approve the minutes of the meeting of October 23, 1985.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Lau, to approve the minutes of the meeting of October 23, 1985. The motion was passed unanimously.

EXECUTIVE DIRECTOR'S REPORT

In the absence of Mr. Gartland, who is in South America promoting Port business, Mr. Stone reported he too would be traveling to Chicago to meet with Santa Fe Railway to continue negotiations for freight rate and service. He also reported on continuing sessions with Encinal to acquire its crane. He then spoke to the matter of increased CFS operation in direct support of present shipping lines, as well as any future lines. Stone indicated Pier 30-32 is now being viewed as a possible CFS and coffee distribution center, rather than a ship-receiving area as originally contemplated.

FINANCE AND ADMINISTRATION

Mr. Conrad reported the acceleration of budget-preparation schedule by the Controller's office making the submittal one month earlier, so that January 2 would be the date by all departments. This means the Commission would be reviewing the finished product after the fact. It was anticipated that a special budget Commission meeting could remedy this situation. Conrad next submitted a report on refunds and allowances for the month of September in the amount of \$339,255. of which 70% is for revenue sharing, and requested Commission approval.

ACTION: It was so moved by Commissioner Lau, seconded by Commissioner Rudden, passed unanimously to approve this amount in refunds.

- 4b) Commission was asked to approve the appointments and removals of non-Civil Service personnel under Section 3.501 of the Charter.

ACTION: It was therefore moved by Commissioner Rudden, seconded by Commissioner Lau, passed unanimously to approve said actions.

- 4c) Mr. Conrad next requested Commission's approval to establish a continuing insurance reserve fund for the purpose of a self-insurance program based on a determination that the current cost of maintaining property insurance for Port's property is not financially justified. Further, the Commission directed after discussion that staff should retain an expert in fire protection to survey Port property and to recommend a course of action. Staff was also directed to prepare a bid package under the direction of the City's Risk Manager to be released after the first of the year.

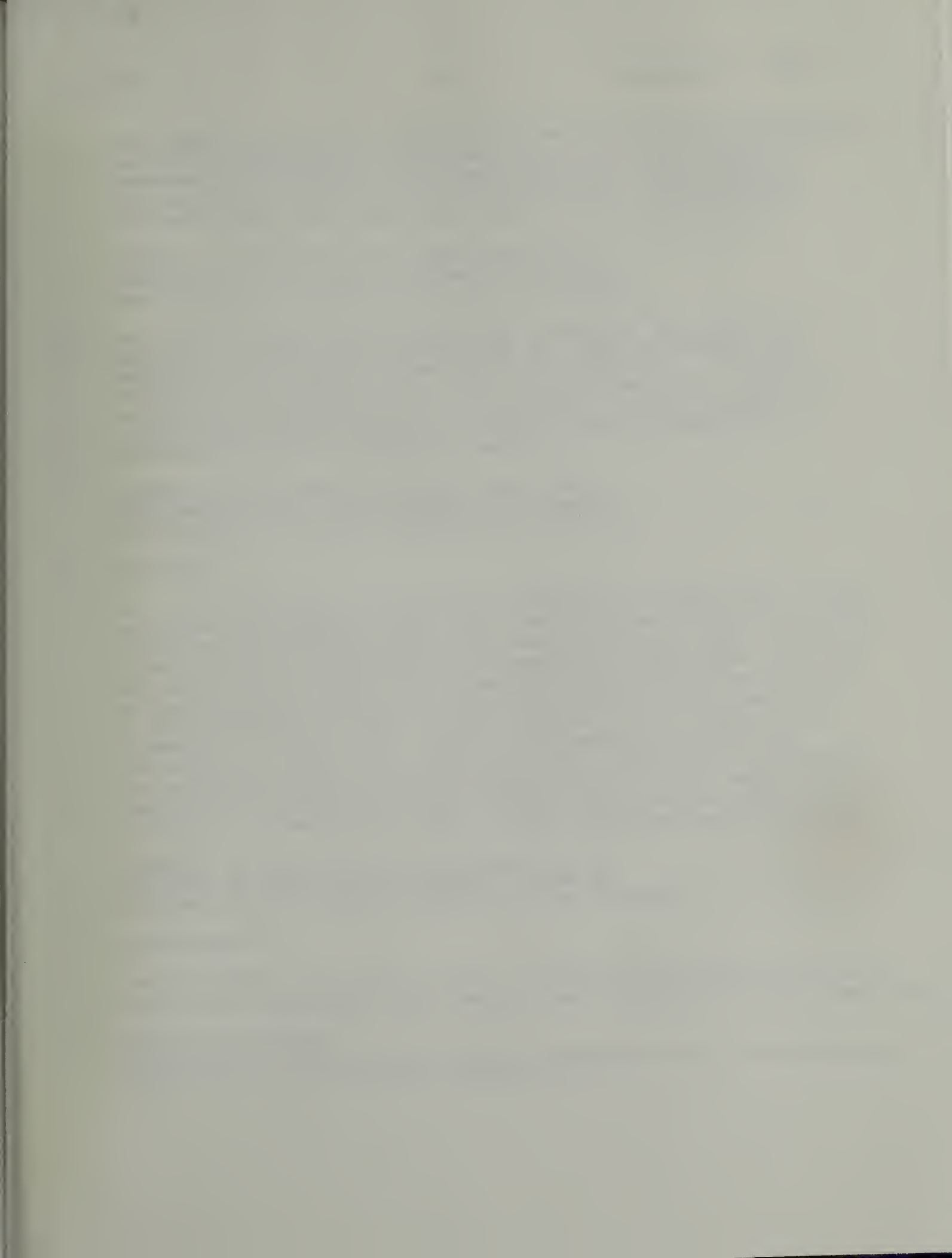
ACTION: It was so moved by Commissioner Lau, seconded by Commissioner Rudden, to approve unanimously Resolutions No. 85-127 and 128.

- 4d) Under Commercial Property, Ms. Schimke asked for routine approval of licenses with a brief explanation regarding license no. 11035 and 10830. Marine Lenders Corp. (lic. 10835) had inadvertently never been approved by the Commission. Crawford Nautical has been reassessed at a lower rental due to an adjustment in square footage vis-a-vis unrentable space standing vacant. Another exception is lic. 11035 to SF Marine Center. Following discussion, it was the decision to discuss the matter of SF Marine Center in executive session this date.

ACTION: With the exception of License 11035, it was moved by Commissioner Lau, seconded by Commissioner Rudden, carried unanimously to approve said licenses.

5. PLANNING & RESEARCH

Dr. Rossi presented the Commission with a request to approve a contract for professional services with Carol M. Brown. It is proposed that Ms Brown will make an assessment of the current and future fishing resource, the type and number of facilities needed in San Francisco, conceptual parameters for facilities, and the resulting report to be used as an inhouse document for use in judging developer proposals for Hyde St. Pier.



Ms. Brown was asked to address the Commission, and responded to questions regarding her experience with the local fishing representatives and her acceptance by them. She also cited her particular achievements in the Northwest (Seattle) area. Following this, the Commission took the following action:

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Rudden, and passed unanimously to approve Resolution No. 85-129.

- 5b) Mr. Conrad addressed the next item requesting Commission's approval to modify the contract of Dr. Rossi as regards the requirement for professional liability insurance. Since the original determination, the scope of services of Dr. Rossi's contract was amended and it is concluded that such liability requirement could be deleted. Based on this information, Commission took the following action.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Rudden, and passed unanimously to approve Resolution No. 85-130.

6. MARITIME

Mr. Stone indicated that with the completion of the Port's ICTF scheduled for November 1986, the next step was to go forward with a request for proposals for the operation of the ICTF. In this regard, staff prepared such RFP requesting competitive bids for the service of loading and unloading of rail cars, and all the necessary duties inherent in the operation of such a facility. It was intended to issue the RFP November 15 with bids due on December 15. Staff will evaluate the proposals based on a combination of lift cost, operating plan, experience, equipment, and previously demonstrated services levels. Staff will then negotiate a contract with the successful bidder and present this contract for Commission review at the second meeting of January.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Rudden, passed by unanimous vote to approve Resolution No. 85-132.

7. ENGINEERING

8. NEW BUSINESS - Miss Zula Jones, the Human Rights Commission representative replacing Vicky Rathbone was introduced to the Commission.

9. EXECUTIVE SESSION

Discussion of DDA with Continental Development Corp. as authorized under Calif. Govt. Code Sec. 54956.9, (c).

November 13, 1985

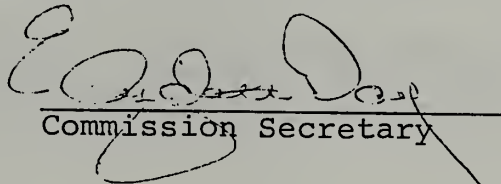
Prior to adjourning for executive session, an attorney for Continental Development Corp. addressed the Commission protesting the propriety of the Commission's proposed discussion of the Development and Disposition Agreement before meeting with Continental and thereby jeopardizing ongoing negotiations with two long-term Port tenants. A letter of protest outlining the objections of Continental was presented to the Commission and is made a part of the record by attachment hereto.

At the conclusion of executive session, the Commission reopened the regular meeting. The City Attorney requested the Secretary record the following: the matter of San Francisco Marine Center license was discussed under the authority of California Government Code Sec. 54956.9(a) and said license was approved, subject to discussion with Phil Ward, of the City Attorney's office.

In the matter of Continental Development Corp. DDA, no action was taken.

There being no further business, the meeting was adjourned at 12Noon.

Respectfully submitted,



Commission Secretary

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MINUTES OF THE REGULAR MEETING OF THE
SAN FRANCISCO PORT COMMISSION HELD ON
THE ELEVENTH DAY OF DECEMBER 1985

The Port Commission of the City and County of San Francisco met in regular session at 3100 Ferry Building in the City of San Francisco at 10:00 a.m. on December 11, 1985.

President Coleman called the meeting to order and declared a quorum present, as follows:

PRESENT: Dr. Arthur H. Coleman, president
James J. Rudden, vice president
Anne Halsted, member
James R. Herman, member
Gordon Lau, member

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ABSENT: None

Also present were Eugene L. Gartland, port director, Jack Conrad, Arthur Osborne, Ronald Stone, Angela Karikas, Lisa Clay, Vello Kiisk.

APPROVAL OF MINUTES

The minutes of the meeting of November 13, 1985 were reviewed and a motion called for by the president.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Rudden, to approve the minutes of the November 13, 1985 meeting, and this motion was carried unanimously.

EXECUTIVE DIRECTOR'S REPORT

Mr. Gartland reported briefly on his successful trip to South America, particularly to Colombia, where his arrival coincided with the volcano eruption in that country. Mr. Gartland informed the Commission of his offer to that country's officials to waive wharfage and dockage for cargo slated to aid the victims of the disaster, which gesture was most appreciated. He then went on to discuss other matters, such as a proposed change for reporting revenues under the budget process. He stated the budget for 1986-87 would be submitted to the Commission at the January meeting.

Mr. Gartland next reported on the signalization problem at Jefferson, Embarcadero, and Powell Streets in Fisherman's Wharf, while not a safety hazard, is a serious cause of congestion to the merchants in the area. For this reason, Mr. Gartland indicated he would be budgeting this traffic signal for the coming year in hopes of alleviating a bad situation, and hoped the Commission would become personally involved in accomplishing this task.

Mr. Gartland also reported that both he and Mr. Stone are meeting on a daily basis with the railroads as to the service the Port will be provided should Denver-Rio Grande be given operational rights under a merger, as well as with Santa Fe's provision of service. Commission will be kept advised as matters progress.

The possibility of establishing a sister port relationship with Guayaquil was also reported. Further developments in this matter will be reported to the Commission.

5. PLANNING & RESEARCH

a) (It was Commission's decision to take this matter out of order.)

Prior to addressing the item of a traffic signal at Embarcadero and Powell, Dr. Rossi, in response to Commissioner Herman's inquiry, stated he would report on the proposed traffic signal at the Embarcadero and Broadway which is apparently very high in priority ranking with the Department of Public Works. Rossi stated his report would be submitted on this matter as well as the unmarked crosswalks along the Embarcadero, about which Commissioner Halsted was concerned, after further discussion with DPW.

He then addressed the matter at hand, stating the problem is more of pedestrian and traffic conflict, and organization of that intersection, citing DPW's acknowledgment of the problem as well as its suggestion to better delineate curb cut-outs, as well as signalization. The difficulty seems to be one of prioritizing on DPW's schedule, and it was staff's opinion that providing the money, i.e., Port allocating the funding for the work order to DPW, would greatly enhance the ranking. Commission was also asked to lend its influence in effecting this upgrading.

Peter Brown, of the Fisherman's Wharf Merchants Association, spoke to the need for this traffic signal, particularly for the safety of the pedestrians attempting to cross this intersection. He stated this was supported both by his organization, as well as DPW.

The Commission voted to support this proposed signalization unanimously.

Returning to the order of the agenda, the next matter considered was that of financial reports.

4. FINANCE AND ADMINISTRATION

Mr. Conrad presented the Commission with four financial reports - the first being the sales and rental report indicating that in all areas, revenues are up for the first quarter. Second report is the Status of Accounts Receivable through the month of October which it was pointed out now incorporates a legend showing the transfer from Legal to Non-legal, or those which are new, or being continued from the previous month. Under the report Refunds and Allowances, the Commission was asked to approve the amount of \$299,992, and it was so moved, seconded and carried unanimously to approve this amount. The last report, revenue and expenditures for month of August, showing an upgrade in revenue and a slight decrease in expenditures.

- 4b) Commission was asked to approve the routine matter of personnel transactions for the month of November, which consisted of one non-civil service appointment.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Halsted, carried unanimously to approve Resolution No. 85-141.

COMMERCIAL PROPERTY

- 4d) Commission was asked to approve licenses as listed, with a brief explanation of that license covering the rental of the first floor Ferry Building area to Baker Foods which will be doing extensive renovation in order to bring the site up to code for Public Health standards. Ms. Schimke explained in light of the large investment the licensee will be making towards renovation, she would ask Commission approval to credit the tenant with \$4500 of the \$20,000, as well as performing the electrical and plumbing work needed. All other licenses were routine.

ACTION: It was so moved by Commissioner Lau, seconded by Commissioner Herman, approved unanimously.

- 4e) Commission was asked to adopt a new rate schedule for rental of individual parking stalls. Ms. Schimke explained this is an attempt to be competitive with other nearby facilities. President Coleman suggested the possibility of increasing security in order to alleviate certain problems in the Pier 1 facility which staff promised to look into.

ACTION: It was moved by Commissioner Lau, seconded by Commissioner Halsted, and passed unanimously to approve Resolution no. 85-138.

- 4f) Commission was asked to approve the assignment of the Carnation sublease to Gary L. Mayes, and then to Vantage Restaurants, Inc. by Alioto Fish Company. Discussion followed concerning the sublease; Commissioner Herman requested deferral of this matter in order to have more time in which to review the conditions of this sublease, and made a motion to defer, seconded by Commissioner Halsted, who opined that she too had some reservations regarding the many entities involved in this proposal. Before the motion was voted upon, President Coleman invited the principals to speak to the matter. Mr. Byron Melberg, representing Gary Mayes, addressed the Commission stating the urgency of obtaining Port's approval as a condition of the consummation of the assignment.

ACTION: It was therefore moved by Commissioner Herman, seconded by Commissioner Halsted, to defer the matter of assignment of sublease to Gary Mayes, and then to Vantage Restaurants until the next regular meeting in January. The Commission voted two ayes, all others abstaining. The matter was therefore deferred until the January 8, 1986 meeting.

6. MARITIME

- a) Mr. Stone requested the Commission extend the General Electric lease which allowed the assembly of rail cars and subsequent dispersement to CalTrans. Stone explained this extension would be until the end of 1986. Prior to action by the Commission, City Attorney Karikas requested any action be contingent upon approval by City Attorney's office, since she had not reviewed the document.

ACTION:

It was therefore moved by Commissioner Lau, seconded by Commissioner Halsted, approved unanimously to pass Resolution No. 85-135 modifying General Electric lease, conditioned upon approval by the City Attorney.

- b) Commission was asked to approve the authorization to Gordon Chong Associates to undertake a feasibility analysis of passenger terminal expansion. This analysis to be at no cost to the Port and would reflect all interests, cruise lines, developer, the Port, in its scope. Commissioner Herman and Halsted expressed concern that no preference would be given or expected by the firm undertaking the analysis and was assured the Port is under no obligation for preferential treatment to Gordon Chong Associates.

Mr. William Walker, Hornblower Yachts, addressed the issue of participating in the analysis and he together with other interested tenants, was assured by Mr. Stone that such participation by all would be actively sought.

ACTION: It was moved by Commissioner Herman, seconded by Commissioner Lau, approved unanimously to pass Resolution No. 85-136.

7. ENGINEERING

- a) Commission was requested to authorize the undergrounding of utilities at Pier 94-96, in order, as it was explained, to improve terminal operating efficiency and safety conditions.

ACTION: It was moved by Commissioner Halsted, seconded by Commissioner Lau to approve Resolution No. 85-142.

- b) Commission was next asked to authorize staff to advertise for bids for the purchase of a used container crane for the South Terminal. Maritime Department has urged the purchase of such equipment in order to better facilitate those lines which already use the Port, as well as making our facilities more attractive to new shipping lines.

ACTION: It was moved by Commissioner Rudden, seconded by Commissioner Halsted, and approved unanimously to pass Resolution No. 85-143.

- 7c) Vello Kiisk, Chief Harbor Engineer, next spoke to the matter of expediting the construction work of the ICTF at the South Terminal. Commission was asked to consider and approve the advertising of construction work in the environmentally exempt area for this reason.

ACTION: It was therefore moved by Commissioner Rudden, seconded by Commissioner Halsted, passed unanimously approving Resolution No. 85-144.

Mr. Gartland asked Mr. Kiisk to report to the Commission on the status of electrical and plumbing work at Fisherman's Wharf. Mr. Kiisk duly reported that all design work for electrical and plumbing has been completed, and the order has been given to the Maintenance department to commence work as soon as possible.

8. NEW BUSINESS

- a) The Commission was asked to approve meeting dates for the year 1986 and with the change in February from Wednesday, February 12 to Tuesday, February 11, dates were approved as indicated on the sheet which is attached herewith.
- b) Jim Hartle, attorney for Continental Development Corporation, asked permission of the Commission to state once again that his client is eager to meet with the Commission to seek assistance in negotiating with the long-term tenants of the Ferry Building. Mr. Hartle commented on the Commission's intention to discuss Continental Development in Executive Session this date.
- c) A representative from the Anti-Apartheid Committee, inquired if a meeting with NedLloyd Shipping Lines had taken place, and if any progress had been accomplished by such meeting. Dr. Coleman assured that such meeting had not yet taken place but that once it has, that he would be in touch with this committee.

9. EXECUTIVE SESSION

- a) Commission approved settlement of CCSF v. MV TATIANA L. et al US Dist. Court, No. C 85-4006-CAL; Jessie Morales dba MFJ Towing Muni. Ct. No. 877-793; Longoria v. CCSF. et al, US Dist. Court No. 825-217; Williams v. CCSF, US Dist. Ct. C84-3348 AJZ.

Commission also approved the following claim against Exxon Shipping and CS&B, authorized under California Government Code Sec. 54956(a)

No action taken in the matter of CCSF v. Marine Center, and CCSF v. Seawall Lot 321.

EXECUTIVE SESSION

In the matter of Continental Development Corporation, the Commission took the following action. By unanimous vote, Commission passed Resolution No. 85-133, a copy of which is attached and made a part of these minutes.

There being no further business, President Coleman entertained a motion to adjourn which was passed unanimously. The meeting adjourned at 12:44 P.M.

Respectfully submitted,



Commission Secretary

